



Borough of Telford and Wrekin

Planning Committee

Wednesday 10 September 2025

6.00 pm

Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG

Democratic Services:	Jayne Clarke	01952 383205
Media Enquiries:	Corporate Communications	01952 382406

Committee Members:	Councillors S J Reynolds (Chair), A S Jhawar (Vice-Chair), F Doran, N A Dugmore, A R H England, S Handley, G Luter, N Page, P J Scott and T L B Janke
	Substitutes Councillors S Bentley, K T Blundell, C Chikandamina, G H Cook, N A M England, R Sahota and J Thompson

	Agenda	Page
1.0	Apologies for Absence	
2.0	Declarations of Interest	
3.0	Minutes of the Previous Meeting	3 - 10
	To confirm the minutes of the previous meeting held on 9 July 2025.	
4.0	Deferred/Withdrawn Applications	
5.0	Site Visits	
6.0	Planning Applications for Determination	11 - 12

Please note that the order in which applications are heard may be changed at the meeting. If Members have queries about any of the applications, they are

requested to raise them with the relevant Planning Officer prior to the Committee meeting.

- | | | |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 6.1 | TWC/2025/0368 - Tzigane House, Managers Office (Tzigane House), Rhapsody House, Maurice House and Ravel House, Freeston Avenue, St Georges, Telford, Shropshire, TF2 9EF | 13 - 32 |
| 6.2 | TWC/2025/0415 - 181 Teagues Crescent, Trench, Telford, Shropshire, TF2 6RA | 33 - 50 |

If you are reading these papers on an electronic device you have saved the Council £15.22 and saved 6.1kg of CO₂, based on average agenda printing costs for the 2022/23 municipal year.

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 9 July 2025 at 6.00 pm in Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG

Present: Councillors S J Reynolds (Chair), A S Jhawar (Vice-Chair), F Doran, N A Dugmore, A R H England, S Handley, G Luter, N Page, P J Scott, K T Blundell (as substitute for T L B Janke) and J Thompson (as substitute for C Chikandamina)

In Attendance: J Clarke (Senior Democracy Officer (Democracy)), A Gittins (Area Team Planning Manager - West), V Hulme (Development Management Service Delivery Manager), H Khatun (Solicitor - Planning & Highways), M Rowley (Principal Engineer) and M Turner (Area Team Planning Manager - East)

Apologies: Councillors T L B Janke and C Chikandamina

PC35 Declarations of Interest

None.

PC36 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting of the Planning Committee held on 26 March 2025 be confirmed and signed by the Chair.

PC37 Deferred/Withdrawn Applications

None.

PC38 Site Visits

None.

PC39 Terms of Reference 2025/26

The Legal Advisor presented the report on the Terms of Reference 2025/26.

The Constitution requires that Full Council should agree at its Annual Meeting the Terms of Reference for each of its Committees to enable the Council to efficiently conduct its business.

At the Annual Meeting of the Council on 15 May 2025, Full Council delegated authority to each Committee to review its own Terms of Reference. The Terms of Reference forms part of the Constitution and was approved by Full Council in that context on 3 March 2022.

There were no changes to the Terms of Reference from the previous municipal year.

Upon being put to the vote it was, unanimously:

RESOLVED – that the Terms of Reference for 2025/26 be approved.

PC40 Planning Applications for Determination

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report and the supplementary information tabled at the meeting regarding planning TWC/2025/0314.

PC41 TWC/2025/0022 - Land off, Arleston Lane (South side), Arleston, Telford, Shropshire

This was an application for outline planning permission for the delivery up to 250 dwellings (Use Class C3) with all matters reserved on land off Arleston Lane (South side), Arleston, Telford, Shropshire

The application had been referred to Planning Committee at the request of Councillor M Boylan and the Lawley & Overdale Parish Council.

A site visit took place on the afternoon prior to the meeting.

The Planning Officer informed Members that further traffic data had now been received and the National Highways had removed their holding response subject to a construction and environmental management plan. Since publication of the report four further representations had been received with comments already being addressed within the committee report. Illustrative plans had been provided which demonstrated that the site could accommodate up to 250 dwellings but details such as layout, scale, access, landscaping and appearance would come forward with a reserved matters application.

Mr H Armatage, Applicant's Agent, spoke in favour of the application and fully supported the Officer's recommendation to approve 250 high quality homes which would meet an identified housing need as set out in the adopted Local Plan. The site would include seven hectares of landscape and proposed a cycle tract and formal and informal play. Buffer zones had been implemented following extensive public consultation. There would be a 5-10% biodiversity gain and natural features preserved including the Wrekin Way and new footpaths created across the site. Section 106 contributions would enhance the connection to Wellington and the development would integrate a safe route. The existing highway had been challenging and they had worked with highway officers and the primary school to reduce any impact with a 40-space car park of offsite improvement works around the school, together with a drop off and pick up area being proposed. Education, local health care, open space provision and 25% affordable housing were set out in the S106 agreement and exceeded £2.8m, but it was noted that if an alternative access

was required the scheme would be rendered unviable. There were no objections from statutory consultees and, if approved, a reserved matters application would subsequently bring forward the details of what could be achieved.

The Planning Officer informed Members that this application was mostly greenfield land with some tree coverage across the central band of the site with varying topography. Significant engineering would be required to achieve the residential units that would come forward at reserved matter. The site was in the urban area of Telford and sat in proximity to existing facilities, Lawley Primary School, community centre and nursery. The application sought outline permission and an illustrative masterplan set out separation distances, proposed dwellings, screening and landscaping. A noise assessment had not been provided but would come forward at the reserved matters stage. Included in the application were enhancements and upgrades to recreation facilities, primary and secondary education, upgrade of Wrekin Way and remodelling and a one-way road around Pepper Mill and Lawley Primary School, travel plan monitoring and 25% affordable housing. There were no objections to the scheme and financial contribution would mitigate the impact. National highways had removed their objection following receipt of an environmental management plan.

The Highways Officer informed Members that the site was allocated within the local plan with a strong level of merit in favour of development. These were indicative proposals for a reserved matters application. The Local Highway Authority have help to shape how the application could evolve with conditions and financial contributions and mitigate the impact by bringing benefits to residents. There was no direct access and the land for this connection was not available so the application would need to be assessed on its merits. Traffic impact would be mitigated via a 40-space car park would be delivered prior to commencement of any work on the site. A one-way system would be put in place and there would be no impact for existing resident parking. In relation to Arleston lane, it was proposed that a closure of a section of the road be put in place in order to prevent its use as a “rat run” and this would offset any additional traffic. As this was a sensitive location, a management plan would be put in place with no construction traffic or deliveries during school drop off and pick up and no construction traffic allowed on Arleston Lane.

During the debate some Members could not find any reason to refuse the application as the detail would come forward at the reserved matters stage. It was asked that the buffer between the existing and new buildings be retained and that the development did not go too close to the three small houses on Arleston Lane. A query was raised in regard to the deer currently living on the land and if they would be move to another area. Rather than clearing the trees could they remain in place and ensure that 25% affordable housing did come forward. It was important that the S106 contributions came forward to address the impact of the development. Other Members asked if there was a limit for streets being brought to an adoptable standard, had the transport assessment taken into account larger 3 and 4 bedroom houses having 4 or 5

cars and how were the education contributions split between primary and secondary. It was also raised that if someone called in the application were they not duty bound to attend the meeting to speak.

The Highways Officer responded that the trip rates and modelling were benchmarked against the data from the Lawley Phase 6 development. In relation to the adoption of the roads, this would be conditioned and the completion plan would set out the development phases.

The Planning Officer confirmed that the buffer areas would be considered at the reserved matters stage. With regard to the woodland area, there were a lot of unknowns at the present time. He had spoken with the Ecologists and the deer were known to roam the area of land within a 30-mile radius and they would happily transition naturally when the work started. In respect of education contributions, these would be split £1,576,216 for primary and £547,220 for secondary. In relation to S106 contributions, there would need to be a formal process alongside viability appraisals.

The Development Management Service Delivery Manager addressed the call in procedure and on this occasion, there had been mitigating circumstances and a discussion had taken place with the Democratic Services Team. As the application had been evolving, no further concerns had been raised on the application.

On being put to the vote it was, unanimously:

RESOLVED – that Delegated authority be granted to the Development Management Service Delivery Manager to grant outline planning permission subject to the removal of the Holding Objection, from National Highways, and any requested mitigation (with the authority to finalise any matter including Condition(s), Legal Agreement Terms, or any later variations) subject to the following:

- a) the Applicant/landowners entering into a Section 106 Agreement with the Local Planning Authority (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager) relating to:
 - i) £650.00 per dwelling towards enhancements and upgrades to local sport and recreational spaces (with the final amount payable confirmed at the reserved matters stage, where the final number of dwellings will be confirmed);
 - ii) £294.00 per bed space towards Development of Primary Care Infrastructure (with the final amount payable confirmed at the reserved matters stage, where the final number of dwellings and their break-down will be confirmed);
 - iii) £2,197,081 Primary and Secondary School Provision;

- iv) **£35,000 towards the upgrade of the Wrekin Way from Dawley Road to the development area;**
- v) **£250,000 towards the remodelling and an increase in effectiveness of the existing one way road between Pepper Mill and Lawley Primary School;**
- vi) **£5,000 towards Travel Plan Monitoring for 5-years;**
- vii) **1% Monitoring Fee for Section 106 Contribution(s); and**
- b) **the conditions and informatives set out in the report (with authority to finalise condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager).**

PC42 TWC/2025/0314 - Land adjacent Oak View, Sugden Lane, Sugden, Telford, Shropshire

This was a retrospective planning application for full planning permission for a Gypsy/Traveller site with 2no. mobile homes and hardstanding on land adjacent Oak View, Sugden Lane, Sugden, Telford, Shropshire.

The application was before the Planning Committee at the request of Councillor G Thomas, Ward Councillor.

An update report was tabled at the meeting which set out details of a further representation in relation to development plans and drainage which had been received following publication of the report.

The Planning Officer set out details of the application, together with the receipt of an additional objection in relation to enforcement matters. Confirmation had been received that, if Members were minded to approve the application, the applicant's grandchild (upon reaching school age) would attend the local school and that they had an existing registration at the local doctors surgery and the provision of broadband had already been arranged.

Councillor G Thomas, Ward Councillor, spoke against the application and raised concerns in relation to land drainage he questioned whether the proposal was adequate, as an application on the same site two years previously had been refused as there had been issues with flooding in adjacent lanes. The proposed highway access was on 60mph road, on a bend and a slight hill and he considered that there was poor visibility. The Parish Council had raised a number of concerns in relation to the lack of facilities in the immediate area including shops and schools and that this application was retrospective.

Mr P Ashdown, member of the public, spoke against the application and highlighted concerns in relation to the site and its location and echoed

comments made by Councillor Thomas. He considered that this was a speculative application which had bypassed the proper process and did not satisfy policy. The site was not supported by local shops, public connection or employment and there were limited services over four miles away. A previous application on the site had been refused in 2022 and there had been no changes to policy since that time. He also raised concern on the amenity on neighbouring property and planning creep which would set a precedent.

Ms R Munns, Applicant's Agent, spoke in favour of the application and noted there were no objections from the Council's consultees and no conflict with the development plan. There was an unmet need for gypsy and traveller sites in Telford and this application would help fulfil that. Following amendments to the PPTS in 2024, these sites were assessed very differently from bricks and mortar and where sites were located outside settlement boundaries applications may be acceptable. The site was in close proximity to Rodington and as set out in Policy H09 it was supported by local services. The residents were registered with the local GP Surgery in Shawburch a short drive away and there were two pubs, a playground and a well-served bus stop within a mile of the site. The proposal offered a stable and settled base with access to health and education and thereby reducing the social and financial cost associated with unauthorised encampments. Whilst it offered a modest contribution to achieving the aims of the PPTS, the overall need in terms of the family was very significant.

The Planning Officer informed Members that the application had been assessed against Policy H08 and H09 of the TWC Local Plan, NPPF and Planning Policy for Travellers Sites (PPTS). There was currently an unmet need for 26 pitches, of which twenty could be achieved via expansion two existing sites. No technical objections had been raised in relation to highways, drainage or flooding. In relation to the impact on amenity, the nearest residential boundary was 62m from the site boundary and was of a modest scale. The site was one mile from Rodington and one mile from Longden Upon Tern. There was access to water and electricity supply as well as broadband, local GP services and facilities. There was an established hedge along Sugden Lane and the site currently had equine use. The principle of development was acceptable and there were no technical reasons to refuse the application.

During the debate some Members raised concerns regarding the retrospective application and asked for clarification in relation to the maximum amount of mobile homes and caravans that would be on site. Further concerns were raised regarding the septic tank and if the capacity was sufficient and whether a temporary application for a few years to ascertain viability would be more appropriate. Other Members felt that as long as conditions were adhered to, particularly around the septic tank and the existing drainage for water, there were no reasons to refuse the application.

The Planning Officer confirmed that the caravans had been in place since mid January 2024 but the application has been prepared and submitted earlier in 2025. There was a condition to restrict the site to 2 mobile homes plus one

tourer for each mobile home and there would not be separate families (unless visiting for short periods). In relation to the septic tank, consent had been given by Drainage Engineers and drinking water was obtained from the bore hole and it was not expected that the threshold for an EA Licence would be exceeded.

Upon being put to the vote it was, by a majority:-

RESOLVED – that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission (with the authority to finalise any matter including conditions or any later variations) subject to the conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager) set out in the report.

The meeting ended at 7.08 pm

Chairman:

Date: Wednesday 10 September 2025

This page is intentionally left blank

PLANNING COMMITTEE **LIST OF BACKGROUND PAPERS**

The Background Papers taken into account when considering planning applications on this list include all or some of the following items. Items 1 to 4 are included on the file for each individual application.

1. Application: includes the application form, certificate under Section 65 of the Town and Country Planning Act, 1990, plans, and any further supporting information submitted with the application.
2. Further correspondence with applicant: includes any amendments to the application – including any letters to the applicant/agent with respect to the application and any further correspondence submitted by the applicant/agent, together with any revised details and/or plans.
3. Letters from Statutory Bodies: includes any relevant letters to and from the Parish Councils, Departments of Telford & Wrekin Council, Water Authorities and other public bodies and societies.
4. Letters from Private Individuals: includes any relevant letters to and from members of the public with respect to the application, unless the writers have asked that their views are not reported publicly.
5. Statutory Plans and Informal Policy Documents: some or all of the following documents will comprise general background papers taken into account in considering planning applications in the administrative area of Telford and Wrekin (“Telford and Wrekin”)
 - a) Telford & Wrekin Local Plan 2011-2031 (adopted 11th January 2018) including any Neighbourhood Plans
 - b) Telford and Wrekin Supplementary Planning Documents:
 - Design for Community Safety SPD (adopted June 2008);
 - Telecommunications Development SPD (adopted May 2009); and
 - Shop Fronts, Signage and Design Guidance in Conservation Areas SPD (adopted April 2012)
 - c) Government Planning Guidance – National Planning Policy Framework (NPPF), Planning Practice Guidance and Circulars
 - d) Town and Country Planning legislation, case law and other planning decisions and articles
6. Past decision notices and reports referred to in specific reports.
7. The following additional documents (if appropriate):-

This page is intentionally left blank

TWC/2025/0368

Tzigane House, Managers Office (Tzigane House), Rhapsody House, Maurice House and Ravel House, Freeston Avenue, St Georges, Telford, Shropshire, TF2 9EF

Change of use of 4no. dwellinghouses (Use Classes C3 and C3(b)) to Residential Institutions (Use Class C2) ****AMENDED DESCRIPTION****

APPLICANT

Ashlee Homes Supported Living Ltd,

RECEIVED

27/05/2025

PARISH

St. Georges and Priorslee

WARD

St Georges

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AT THE REQUEST OF ST GEORGES AND PRIORSLEE PARISH COUNCIL

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2025/0368>

1.0 SUMMARY RECOMMENDATION

- 1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to Condition(s) and Informative(s).

2.0 SITE AND SURROUNDINGS

- 2.1 The site subject to this application is located within St Georges, a predominantly residential, urban area of the Borough. The overall site currently comprises of 4no. separate residential units – two of which are permitted under the 'C3' Use Class (Dwellinghouse) and two of which are permitted under the 'C3(b)' Use Class (to be occupied by no more than six residents living together as a single household where care is provided for residents). The site is currently accessed off Freestone Avenue, with one access serving all four properties.

3.0 APPLICATION DETAILS

- 3.1 This application seeks Full Planning Permission for the Change-of-Use of 4no. dwellinghouses (Use Classes C3 and C3(b)) to Residential Institutions (Use Class C2).
- 3.2 No external changes to the properties are proposed as part of this application. The detached properties located to the rear of the site would each provide a living/dining room, kitchen, bathroom, bedroom and staff bedroom. In respect of the two semi-detached units at the front of the site, these would provide a living/dining room, kitchen, bathroom and a bedroom for the proposed resident. The single storey element on the side of one of the semis will be converted into a staff office/bedroom and w/c.

- 3.3 The submitted documents which outline the proposed provision of care at the site have been amended throughout the application process, following receipt of consultee comments and discussions taking place with the LPA. Initially, the proposal would have been two children and two staff members being present in each unit of accommodation – therefore totalling 8 children and 8 staff members on the site at any one time.
- 3.4 The amended documents now outline that one child and one staff member will be present in each unit of accommodation – now totalling 4 children and 4 staff members on the site at any one time. Although not confirmed within the submitted documentation, it is envisaged that a manager may also need to be present on the site, as is usually the case with development of this nature. Furthermore, the Applicant initially proposed to provide emergency care on the site, however, this has now been omitted from the application.
- 3.5 The children to be housed at the site will be aged between 5 years old and 18 years old. The proposed development would operate 24-hour, 7-days per week, 365 days a year, with staff coverage organised into two patterns. The shifts will be split into a day shift and night shift across the entire site – the day shift would work between the hours of 0600-21:0 and 0800-2300 and the night shift would work between the hours of 2030-0730 and 2230-0930. There would therefore be four change-over periods each day (0600, 0800, 2030 and 2230hrs) however, it is noted that each change-over would only involve two members of staff.
- 3.6 The submitted documentation has not outlined a requirement for social workers, healthcare professionals or family and friends to visit the site.
- 3.7 The application is accompanied by the following supporting documents, further identifying the context and operation of the proposed care setting:
- Planning, Design and Access Statement
 - Evidence and Operational Statement
 - Transport Statement
 - Agent Rebuttal Letter to Consultee Concerns Raised

4.0 RELEVANT HISTORY

- 4.1 TWC/2024/0472 - Conversion of 1no. dwelling into 2no. assisted living dwellings following the erection of a single storey rear extension and single storey side extension - Full Granted 02 October 2024
- 4.2 TWC/2023/0717 - Erection of 2no. single storey dwellings and associated landscaping - Full Granted 15 November 2023
- 4.3 TWC/2022/0787 - Erection of 2no single storey dwellings and associated landscaping - Dismissed at Appeal 11 July 2023

5.0 RELEVANT POLICY DOCUMENTS

5.1 National Guidance:

National Planning Policy Framework (NPPF)

5.2 Local Development Plan: Telford & Wrekin Local Plan 2011-2031 (TWLP):

SP1: Telford

SP4: Presumption in Favour of Sustainable Development

HO7: Specialist Housing Needs

C3: Implications of Development on Highways

C5: Design of Parking

BE1: Design Criteria

Emerging Telford & Wrekin Local Plan 2020-2040 (Currently at Publication Stage and therefore afforded limited weight):

S4: Housing Delivery Strategy

S5: Mitigating and Adapting to Climate Change

S6: Healthy Stronger Communities

HO3: Housing Mix and Quality

HO6: Supported and Specialist Housing

DD1: Design Criteria

ST3: Impact of Development on Highways

ST5: Electric Vehicle (EV) Infrastructure and Parking Design

5.4 Other Documents:

Telford & Wrekin Council Commissioning Strategy and Market Position Statement for Children's Safeguarding and Family Support 2024-2029

6.0 SUMMARY OF CONSULTATION RESPONSES

Local Member & Town/Parish Council Responses:

Comments received from statutory consultees can be viewed in full on the planning file, but key points have been summarised as follows:

6.1 St Georges & Priorslee Parish Council: **Object:**

An initial objection was submitted (based on the submitted information (where 8no. children and 8no. staff members were to be present on the site at any one time)). A further re-consultation has been sent to the Parish Council following receipt of the amended proposal, however, no updated comments have been received. The initial objection raised the following points:

- (i) when the application came in previously (ref.: TWC/2024/0472) the comments from the Parish Council were that 'the Parish Council has concerns that this being the second application to the site, now will be increasing the volume of traffic and cars parking from the original one bungalow with a garage, to first the additional two new buildings and their extra vehicles (possibly four or more cars) using the site and adjacent road for parking;
- (ii) this proposal will be a further new property with even more cars trying to use this small stretch of road;
- (iii) there is a well-established dog grooming business next door, with customers often using the turning area to get in and out of the street;
- (iv) there are a large amount of school children that walk along the footpath to the nearby Primary School located two streets away;
- (v) unable to locate any information regarding the use of the two properties that explained the need for staff other than the wording 'assisted living' there is no detail to explain the level of staff;
- (vi) for a very long time there were no vehicles at the bungalow, but there was a garage for off road parking if needed. The site is now being changed to four properties and a business all of which will require parking in a very narrow and heavily used dead end;
- (vii) concerns about level of extra traffic, and more specifically the number of vehicles that would be accessing and parking on the site;
- (viii) the documentation provided with the application refers to the lack of on-site parking for staff. It states that there will be 6 spaces, noting a handover at the beginning and end of each shift is required so there will be at the start and end of shift a possible twelve vehicles needing to park on the site for safety;
- (ix) assuming that the children will be going to school, there would be a fleet of school buses or private drivers needed to take them each day. This could be up to six vehicles twice a day for the school run adding to an already crowded residential street;
- (x) may be that that special vehicles are needed;
- (xi) Freeston Avenue is an already heavily crowded street, with cars having to pull in and let each other pass. With an increased number of cars on the street, as the Transport Statement has indicated that overspill can be absorbed by the local residential streets (para. 4.4.6 states this would be acceptable). Any additional cars parking in Freeston Avenue will only add further to the congestion and could

make the street dangerous for others using it. I.e. the bin lorries just about manage at the moment, but they block the whole street while carrying out their task due to the number of cars parked on Freeston Avenue;

- (xii) anyone stuck behind the bin lorry has to wait a good while until they exit the street as there is just no way past them with the number of cars parked;
- (xiii) Residents of Fox Avenue have no off-street parking and already have to park in narrow roads, which is already under great pressure at the start and end of each day with the many extra cars.

Standard Consultation Responses:

6.2 TWC Specialist Housing Team: **Comment:**

Discussion with Telford & Wrekin Council's Children's Safeguarding & Family Support Commissioning has confirmed that, through the Market Position Statement (MPS), there is a sufficiency need for the form of accommodation proposed and there are therefore No Objection raised to the principle of development on this site. It has been acknowledged that further discussions will need to take place between the Applicant and the Safeguarding and Commissioning Team to identify the exact intended cohort of young people who will occupy the units and their individual needs.

6.3 Highways: **Support subject to Condition(s)**

6.4 Shropshire Fire Service: **Comment:** Consideration should be given to advice provided in Shropshire Fire and Rescue Service's 'Fire Safety Guidance.'

7.0 SUMMARY OF PUBLIC RESPONSE

7.1 A full consultation exercise has been undertaken and in response to this, fourteen letters of objection and one comment has been received.

All responses received are available to view in full on the planning file, but the key points raised have been summarised as follows:

- the proposal will have a detrimental impact upon the highway network;
- inadequate parking and turning space has been provided on the site;
- the proposal will have a detrimental impact upon the amenity of neighbouring properties;
- the location of the facility is unsuitable and would result in a change to the character of the neighbourhood;
- concerns over anti-social behaviour;
- bungalows should be kept for the aging population;
- insufficient private amenity space for the children to use;
- matters outstanding on the site from previous planning applications;
- site not secure enough to house vulnerable young people;

- proposal will have a detrimental impact upon flooding within the area

8.0 PLANNING CONSIDERATIONS

8.1 Having regard to the Development Plan and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Site Layout, Scale and Design
- Highway Impacts
- Impacts Upon Residential Amenity
- Other Matters

8.2 Principle of Development

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The Development Plan comprises the Telford & Wrekin Local Plan (TWLP) which was adopted in January 2018. The National Planning Policy Framework (NPPF) is also a material planning consideration.

8.3 The application is located within the urban area of Telford and Wrekin Council, where the principle of new development is supported under Policy SP1, subject to the proposal in question meeting the requirements of the other relevant policies within the adopted Local Plan.

8.4 The other relevant policies in this case relate to specialist housing need, visual impact, impact on residential amenity and highways.

8.5 Specialist Housing Need

Under Policy HO7 the Council will support proposals within Use Class C2 provided that:

- The proposed development is designed to meet the specific needs of residents;
- The location of the development is close to community and support facilities, shops and services, and public transport;
- The proposed development relates well to the local context in design, scale and form.

8.6 The site sits in a sustainable location, located approximately 200 metres from a local shops (Aldi on the B5061) and has good transportation links to the Telford Town Centre and the wider areas of the Borough. A number of outdoor facilities, GP surgeries and Schools are also located within the surrounding area. As the scheme is not proposing any external changes to the buildings, the scale, design and form of the dwellings are considered to be acceptable and it is considered to meet the specific needs of its proposed

residents. As such, the principle of development is considered to comply with Policy HO7 of the Telford and Wrekin Local Plan.

8.7 Section 7 of the Homes for All SPD sets out the type of supported and specialist housing that is required to meet identified needs within the Borough. Accommodation for vulnerable young people is an identified need and the proposal is broadly supported by the Council's Specialist Housing Team, although as identified in their comments in para. 6.4, the Applicant will need to engage with the Specialist Housing Team further in order to identify the proposed end user of the dwellings and their identified needs. A Ministerial Statement on planning for accommodation for looked after children, released May 2023, further supports the Council's MPS.

8.8 A number of objections have been received which outline that bungalows should be retained for occupation by older persons, however Officers would note that there would be no control on whom was occupying the properties, if the dwellings were sold or let on the open market. It is also important to note that limited mobility or physical disabilities are not restricted to older persons and people of any age may require bungalow, or single-storey dwellings. This would therefore not warrant the refusal of the application.

8.9 **Site Layout, Scale and Design**

Policy BE1 of the TWLP outlines that developments should respect and respond positively to its context and should enhance the quality of the local built and natural environment.

8.10 As outlined within the submitted documentation, there are no external changes proposed to the existing buildings in order to accommodate the proposed use. Therefore, the proposed change upon the built environment would not be substantially different to that as existing.

8.11 Each unit would be afforded an area of private amenity space to the rear of the unit, to provide outdoor recreational space for the children and staff. The sizes of these areas far exceeds the Council's standards on private amenity space for family dwellings and therefore, it is considered that this provision is sufficient for the number of children and staff present on the site at any one time.

8.12 Concerns have been raised that the site is not secure enough to house vulnerable young people. The site is currently bound by fencing around the majority of the site boundaries, with the proposed gardens being well contained with fencing. Officers considered that it is not the purpose of these facilities for the children to be 'prisoned' within the site with excessive fencing or boundary treatments – it should be the case that Children are made to feel integrated within the wider community and are not made to feel that they are being contained within the site.

8.13 Highway Impacts

Policy C3 refers to the impact of development on highways and requires new development to mitigate site specific highway issues. Policy C5 refers to the design of parking and requires, amongst other criteria, for the new development to ensure that the location, quantity and quality of car parking reflects the density, nature, character and context of the development as well as its intended usage and relationship with the surrounding area including any foreseeable parking issues in the local area.

- 8.14 The Local Highways Authority requires one parking space to be provided on the site, per staff member and a further space to be provided per 4 bed spaces. Following amendments to the proposal, a total of 4 staff members will be on-shift on the site at any one time to provided 1-on-1 care, with staff change-over times staggered to reduce the number of staff on the site at any one time. The proposed site plan shows provision of ten car parking spaces being provided within the boundary of the site.
- 8.15 The LHA have reviewed the submitted plan and have confirmed that this is considered to be sufficient to accommodate for staff change-over periods and any visitor/manager visits to the site. It is considered that the parking has been laid out in an accessible and useable arrangement and that the proposed on-site provision of parking would mitigate the impact of potential off-site parking on the surrounding highway network. The parking numbers are considered to be fully compliant with the Council's adopted parking standards.
- 8.16 A number of objections have been received raising concerns about the potential highways impacts of this proposal. Whilst these are acknowledged, the LPA must consider the planning fall-back where all of the dwellings could be occupied under a 'C3' Use (Dwellinghouse), where there would be no restriction on the number of cars that the occupants could purchase and whether they chose to park within the site or on the surrounding streets.
- 8.17 It has been outlined that 4 staff members will be on the site at any one time. Each of these may have travelled by car, although public transport is also a possibility in this location depending on where the staff member is travelling from and their hours of working. Therefore, it is possible that 4 vehicles will be attending the property for staff purposes and an additional vehicle for Manager visits to the site. Having 5 vehicles on the site at one time is not considered excessive or to endanger other highway users, especially given the fall-back position explained in the paragraph above.
- 8.18 As such, it is considered that the proposal would not have a significantly detrimental impact upon the safe operation of the highway network and that the proposal fully complies with the Council's adopted parking standards for this type of development.

8.19 **Impact Upon Residential Amenity**

Policy BE1(xi) refers to residential amenity and requires new development to demonstrate it will not significantly adversely affect nearby properties in terms of noise, dust, odour or light pollution.

- 8.20 Due to the nature of the proposal, Officers are satisfied that the scheme would not cause dust or odour pollution which would have a significantly detrimental impact upon the amenity of neighbouring properties. Furthermore and in respect of light pollution, it is not envisaged that the proposal would result in excessive levels of light being required on the site, which would be above and beyond that required for a residential dwelling.
- 8.21 In regards to noise and as outlined above, the planning 'fall-back' position must be considered. As a C3 residential dwelling with 2no. double bedrooms available as an open market property, this dwelling could be realistically moved into and occupied by a family of four people, based on 2no. people occupying the main bedroom and 2no. children occupying the remaining bedroom. There would be no restriction on the number of occupants, and additional children, relatives or friends could share bedrooms if circumstances required.
- 8.22 For these reasons, it is reasonable to consider that each property on the site could be occupied by at least 4no. people as a 'C3' dwelling, which would total 16 individuals being present across the site. This is significantly more than the 8 being proposed as part of this application. Furthermore, due to the staggered shift patterns, it is not considered that the number of vehicles on the site at any one time (when compared to the likely number of vehicles on the site at any one time if occupied under the 'C3' Use Class) would result in a significant noise nuisance to neighbouring residential properties. As such, it is considered that the proposed arrangement would be likely to generate a lesser amount of noise, than the planning fall-back position.
- 8.23 Concerns have been raised in relation to anti-social behaviour on the site. Officers cannot assume that as the accommodation is to be used for vulnerable children, that they will automatically cause anti-social behaviour. Any behavioural issues will need to be effectively managed by the site owners/operators and where required, raised with Ofsted or the Police.
- 8.24 For these reasons, the proposal is considered to meet the requirements of Policy BE1(xi) of the Local Plan.

8.25 **Other Matters**

Concerns have been raised in respect of an increased risk of flooding to the site. Officers consider that as the site does not fall within a Flood Zone, is not in an area which is subject to surface water flooding and given that no external changes are proposed, an increased risk of flooding to the site/surrounding area is unlikely.

- 8.26 In respect of concerns raised which relate to outstanding matters on previous planning applications, Officers would note that these relate to planning application: TWC/2023/0717 (Erection of 2no. single storey dwellings and associated landscaping) where it has been alleged that the approved fencing and levels has not been carried out in accordance with the previously approved details. These matters relate to a separate planning application and are currently being actioned by the Council's Enforcement Team. As such, it is considered that these elements would not automatically warrant the refusal of this separate planning application.

9.0 CONCLUSIONS

- 9.1 It is considered that the proposal is compliant with Policies SP1, SP4, HO7, BE1, C3 and C5 of the Telford & Wrekin Local Plan 2011-2031.
- 9.2 The proposal represents a sustainable form of development that falls within the Urban area of Telford with a sufficient need demonstrated through the Council's Market Provision Statement. The proposal is considered to be acceptable in regards to scale and design, with no external changes thus remaining in-keeping with the character and appearance of the immediate area, and accords with policy around the amenity of neighbouring residential properties. Concerns raised over parking have been addressed through the provision of 10no. car parking spaces within the site boundary. As such, there are considered to be no principle or technical reasons to warrant refusal of this application and appropriate Condition(s) imposed to control its future use and management.
- 9.3 The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

10.0 RECOMMENDATION

- 10.1 Based on the conclusions above, it is recommended that **Delegated Authority** be granted to the Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** (with the authority to finalise any matter including Condition(s) or any later variations) subject to the following:
- A) The following Condition(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

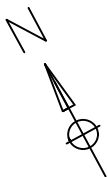
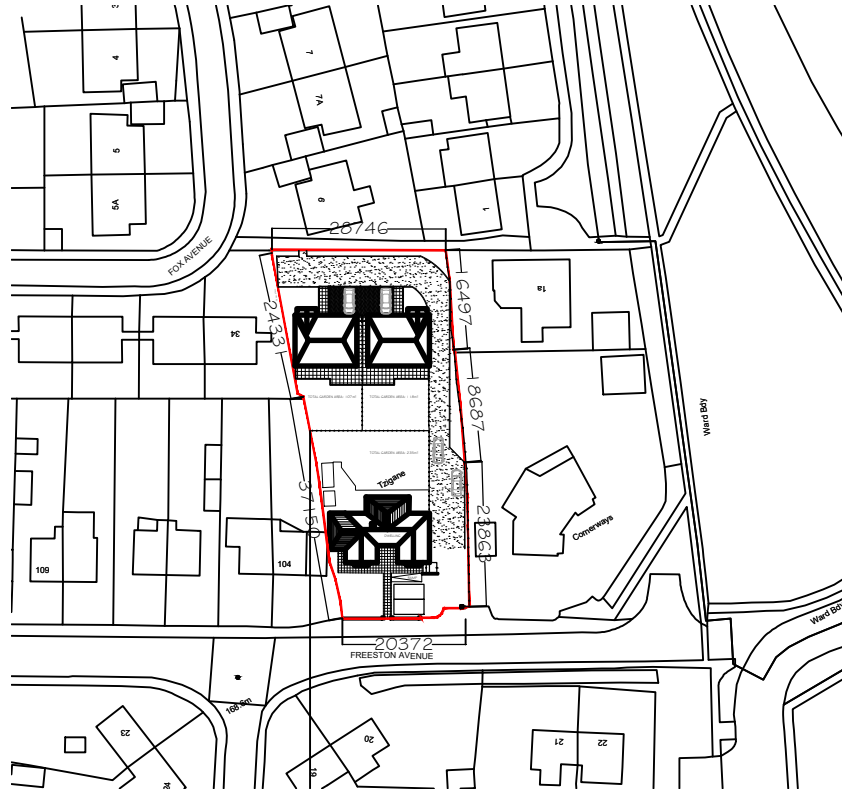
Condition(s):

Time Limit
Parking, Loading, Unloading and Turning
Development in Accordance with Deposited Plans
Development in Accordance with Operational Management Plan
Restriction on Use and Number of Children in Care (4)

Informative(s):

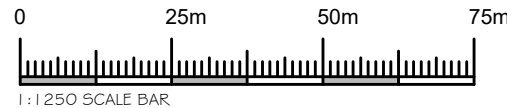
Coal Authority
Fire Authority
Conditions
Reasons for Grant of Approval
Approval Following Amendments

This page is intentionally left blank



KEY

— BOUNDARY LINE.



TOTAL SITE AREA 1534sqm



**Keystone Design
Associates Ltd.**

Registered Office
261 Church Street
Blackpool
FY1 3PB

Tel. No. 01253 649040
Fax. No. 01253 752901
Email : Info@keystonedesign.co.uk

PROJECT
TZIGANE, FREESTON AVENUE, ST GEORGES,
TELFORD, TF2 9EF

DRAWING TITLE

SITE LOCATION

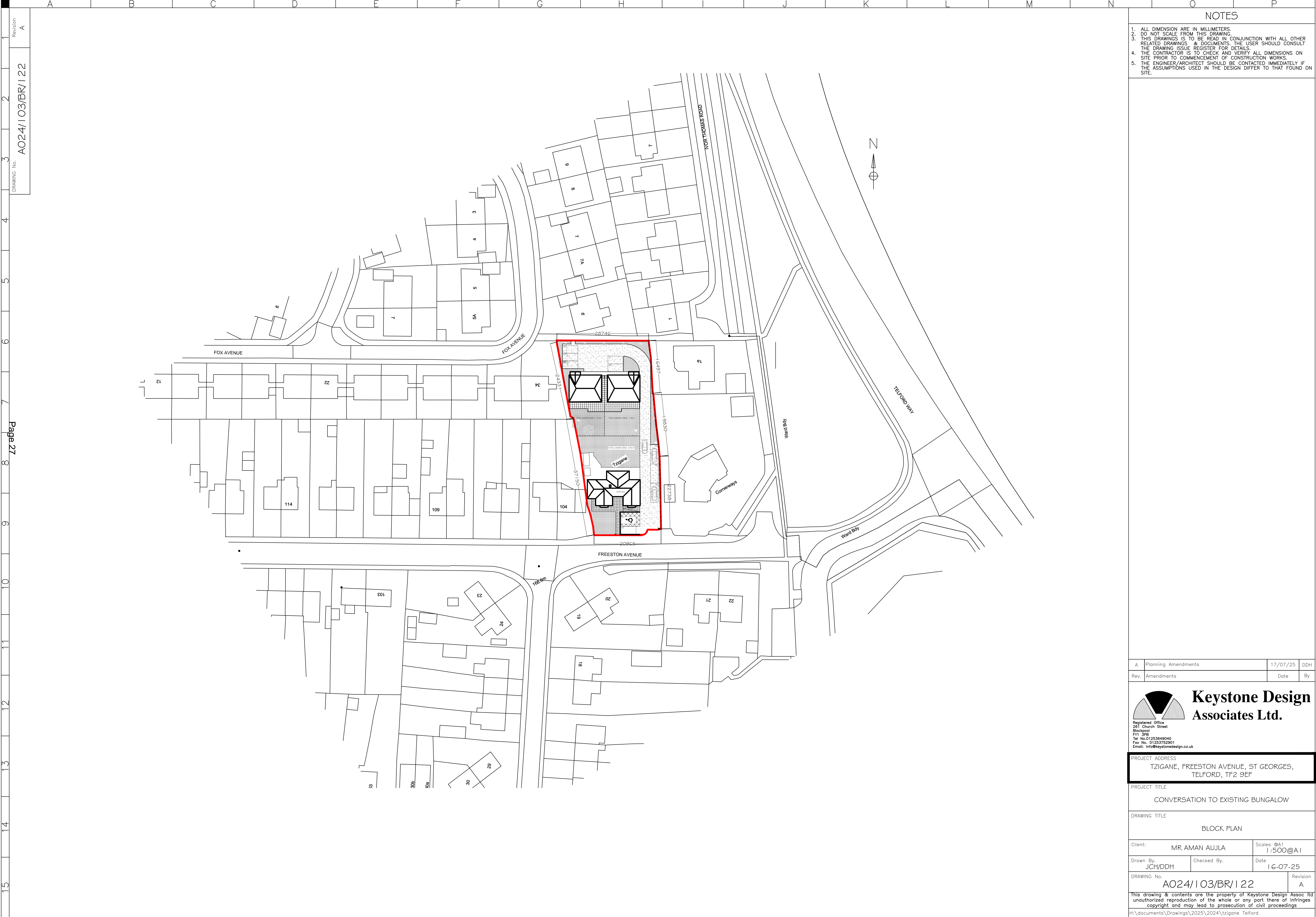
Drawn JCH	Checked	Date 22-05-25	Scale 1:1250@A4
---------------------	---------	-------------------------	---------------------------

DRAWING No. **A024/103/BR/100**

Rev.
-

H:\documents\Drawings\2024\tzigane Telford

This page is intentionally left blank



NOTES

1. ALL DIMENSION ARE IN MILLIMETERS.
2. DO NOT SCALE FROM THIS DRAWING.
3. THIS DRAWINGS IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS & DOCUMENTS. THE USER SHOULD CONSULT THE DRAWING ISSUE REGISTER FOR DETAILS.
4. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.
5. THE ENGINEER/ARCHITECT SHOULD BE CONTACTED IMMEDIATELY IF THE ASSUMPTIONS USED IN THE DESIGN DIFFER TO THAT FOUND ON SITE.

A	Planning Amendments	17/07/25	DDH
Rev.	Amendments	Date	By

**Keystone Design Associates Ltd.**

Registered Office
261 Church Street
Blackpool
FY1 3PB
Tel No. 01253449040
Fax No. 01253762901
Email: info@keystonedesign.co.uk

PROJECT ADDRESS
TZIGANE, FREESTON AVENUE, ST GEORGES,
TELFORD, TF2 9EF

PROJECT TITLE
CONVERSATION TO EXISTING BUNGALOW

DRAWING TITLE
BLOCK PLAN

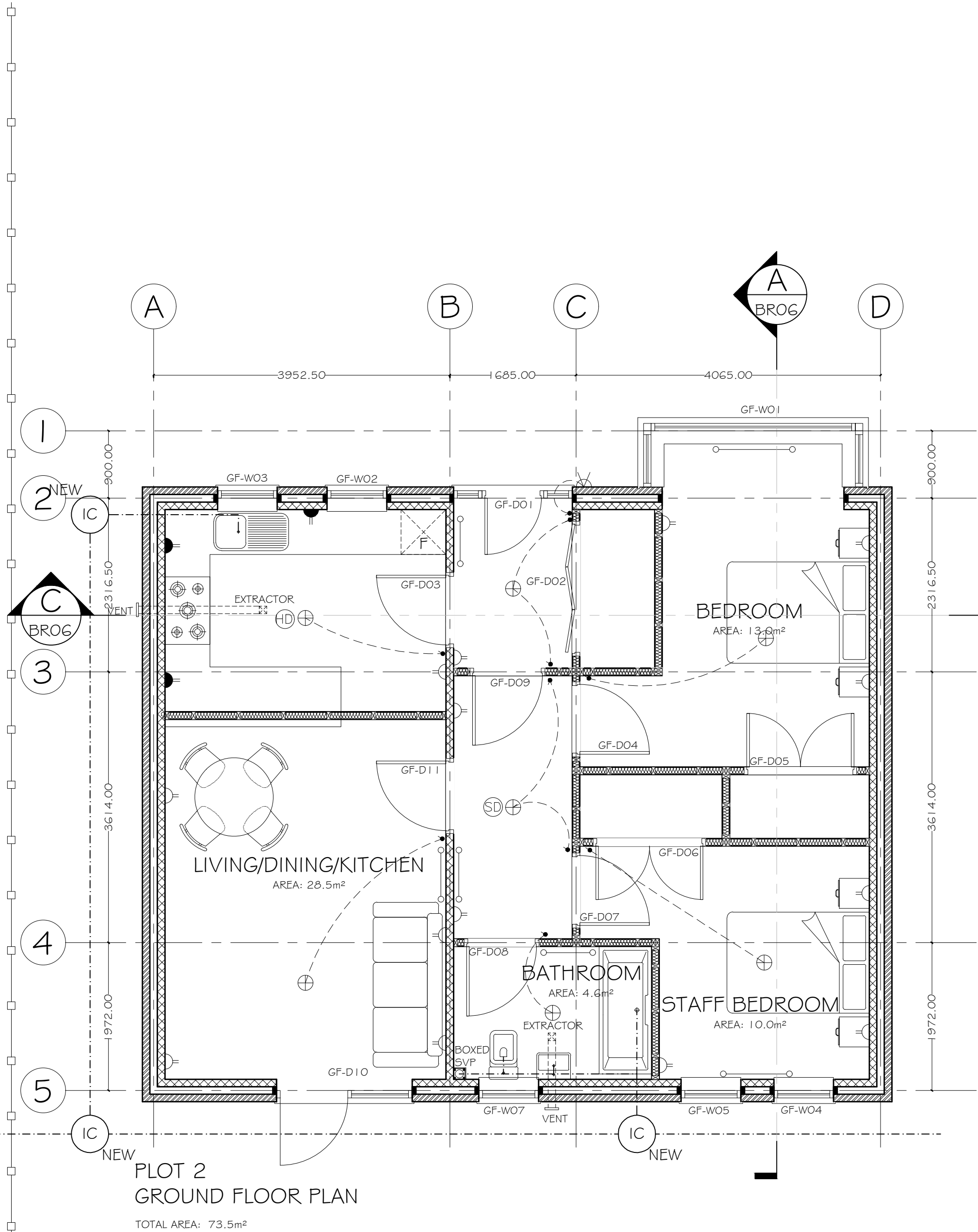
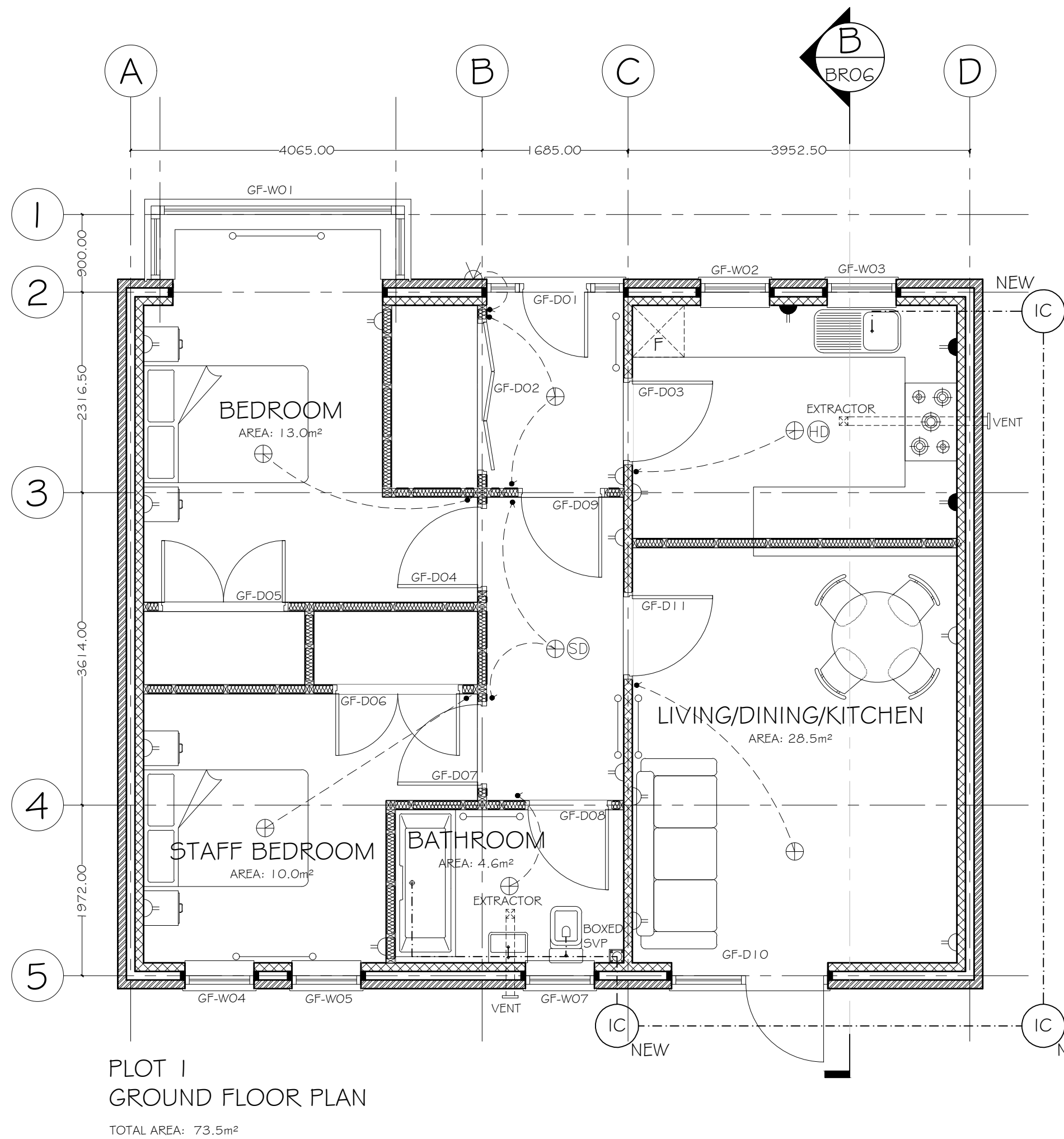
Client:	MR AMAN AUJLA	Scales: @A1 1:500@A1
Drawn By:	JCH/DDH	Checked By:
Date:	16-07-25	Revision

DRAWING No.	AO24/I 03/BR/I 22	Revision	A
-------------	-------------------	----------	---

This drawing & contents are the property of Keystone Design Assoc Ltd
unauthorized reproduction of the whole or any part there of infringes
copyright and may lead to prosecution of civil proceedings

H:\documents\Drawings\2025\2024\tzigane Telford

This page is intentionally left blank



NOTES

1. ALL DIMENSION ARE IN MILLIMETERS.
2. DO NOT SCALE FROM THIS DRAWING.
3. THIS DRAWINGS IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS & DOCUMENTS. THE USER SHOULD CONSULT THE DRAWING ISSUE REGISTER FOR DETAILS.
4. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.
5. THE ENGINEER/ARCHITECT SHOULD BE CONTACTED IMMEDIATELY IF THE ASSUMPTIONS USED IN THE DESIGN DIFFER TO THAT FOUND ON SITE.

ELECTRICAL KEY

⊕

PENDANT TYPE LIGHT FITTING

⌞

LIGHT SWITCH (ONE WAY)

⌞

DOUBLE SWITCHED SOCKET

⌞

DOUBLE SWITCHED SOCKET (HIGH LEVEL)

⊞

EXTRACT FAN

⌞

T.V AERIAL SOCKET

⌞

GAS POINT

⊞

SMOKE DETECTOR

⊞

HEAT DETECTOR

DENOTES HIDDEN LINE

DENOTES LINE OF STEELWORK OVER

DENOTES STRUCTURAL WALL IN CONCRETE BLOCK

DENOTES STRUCTURAL WALL IN BRICK

DENOTES NON STRUCTURAL STUD WALL

DENOTES INSULATION

E	Drawing Amendments	17-07-25	DDH
D	Drawing Amendments	16-07-25	DDH
C	client amendments: french doors changed	02-07-24	JCH
B	planning amendments: glazing reduced	02-07-24	JCH
A	client amendments	20-06-24	JCH
Rev.	Amendments	Date	By

Registered Office
281, Church Street
Blackpool
FY1 3PB
Tel No. 01253649040
Fax No. 01253752901
Email: info@keystonedesign.co.uk

Keystone Design
Associates Ltd.

PROJECT ADDRESS
TZIGANE, FREESTON AVENUE, ST GEORGES, TELFORD, TF2 9EF

PROJECT TITLE
RESIDENTIAL DEVELOPMENT

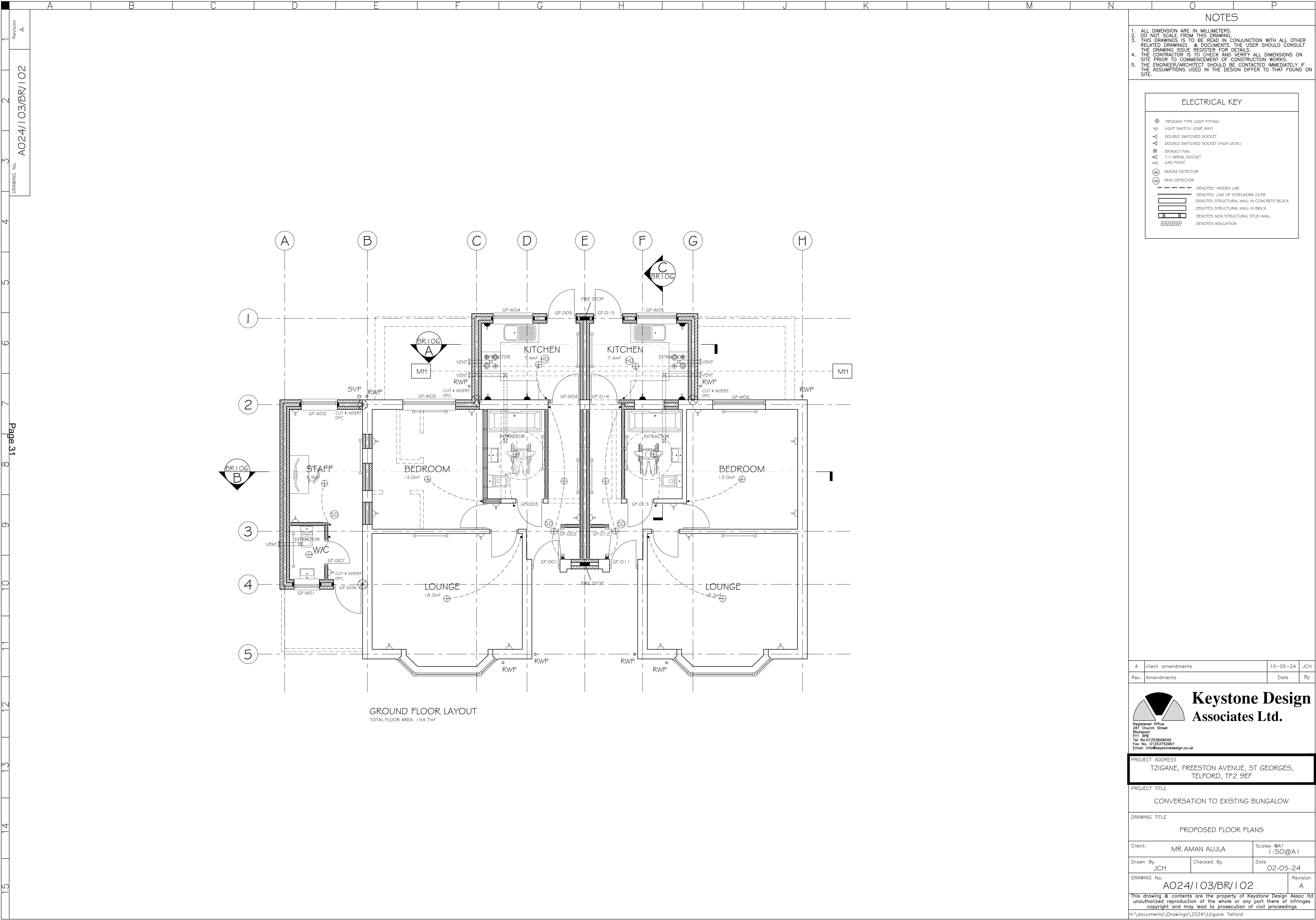
DRAWING TITLE
PROPOSED FLOOR PLANS

Client:	MR AMAN AUJLA	Scales @A1 1:50@A1
Drawn By:	JCH	Checked By:
		Date 26-04-24
DRAWING No.	A024/I 03/BR/O2	Revision E

This drawing & contents are the property of Keystone Design Assoc Ltd
unauthorized reproduction of the whole or any part there of infringes
copyright and may lead to prosecution of civil proceedings

H:\documents\Drawings\2025\2024\tzigane Telford

This page is intentionally left blank



NOTES

1. ALL DIMENSION ARE IN MILLIMETERS.

2. DO NOT SCALE FROM THIS DRAWING.

3. THIS DRAWINGS IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS & DOCUMENTS. THE USER SHOULD CONSULT THE DRAWING ISSUE REGISTER FOR DETAILS.

4. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

5. THE ENGINEER/ARCHITECT SHOULD BE CONTACTED IMMEDIATELY IF THE ASSUMPTIONS USED IN THE DESIGN DIFFER TO THAT FOUND ON SITE.

ELECTRICAL KEY

⊕

PENDANT TYPE LIGHT FITTING

⌋

LIGHT SWITCH (ONE WAY)

⌋

DOUBLE SWITCHED SOCKET

⌋

DOUBLE SWITCHED SOCKET (HIGH LEVEL)

⌋

EXTRACT FAN

⌋

T.V AERIAL SOCKET

⌋

GAS POINT

⌋

SMOKE DETECTOR

⌋

HEAT DETECTOR

—

DENOTES HIDDEN LINE

—

DENOTES LINE OF STEELWORK OVER

—

DENOTES STRUCTURAL WALL IN CONCRETE BLOCK

—

DENOTES STRUCTURAL WALL IN BRICK

—

DENOTES NON STRUCTURAL STUD WALL

—

DENOTES INSULATION

A	client amendments	10-05-24	JCH
Rev.	Amendments	Date	By

Registered Office
261 Church Street
Blackpool
FY1 3PB
Tel No.01253649040
Fax No. 01253762901
Email: info@keystonedesign.co.uk

Keystone Design Associates Ltd.

PROJECT ADDRESS

TZIGANE, FREESTON AVENUE, ST GEORGES, TELFORD, TF2 9EF

PROJECT TITLE

CONVERSATION TO EXISTING BUNGALOW

DRAWING TITLE

PROPOSED FLOOR PLANS

Client:	MR AMAN AUJLA	Scales	Ⓐ1 1:50@A1
Drawn By:	JCH	Checked By:	Date 02-05-24
DRAWING No.	A024/I 03/BR/I 02	Revision	A

This drawing & contents are the property of Keystone Design Assoc Ltd
unauthorized reproduction of the whole or any part there of infringes
copyright and may lead to prosecution of civil proceedings

H:\documents\Drawings\2024\tzigane Telford

This page is intentionally left blank

TWC/2025/0415

181 Teagues Crescent, Trench, Telford, Shropshire, TF2 6RA

Change of Use of a dwellinghouse (Use Class C3) to a small childrens residential home for up to two young persons (Use Class C2)

APPLICANT

iNKFISH Care

RECEIVED

16/06/2025

PARISH

Wrockwardine Wood and Trench

WARD

Wrockwardine Wood and Trench

THIS APPLICATION IS BEING HEARD AT PLANNING COMMITTEE AS THE PROPOSAL HAS RECEIVED A SIGNIFICANT NUMBER OF OBJECTIONS

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2025/0415>

1. SUMMARY RECOMMENDATION

- 1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to Condition(s) and Informative(s).

2. SITE AND SURROUNDINGS

- 2.1 The application site is 181 Teagues Crescent, Trench, a residential dwelling situated on the Northern side of Teagues Crescent.
- 2.2 In terms of the context, the host dwelling is located within the urban area of Telford, surrounded by other residential properties. The character of the surrounding area is generally that of housing, consisting of a mix of detached and semi-detached properties.
- 2.3 The site to which the change of use relates comprises a spacious 2-storey, five-bedroom detached dwelling with parking and ample private amenity space. The application site is located approximately 3.6 miles from Telford Town Centre and near to other local centres; public amenity areas, schools and other facilities are also available nearby.

3. PROPOSAL

- 3.1 This application seeks full planning permission for the Change-of-Use from Residential Dwelling (Use Class C3) to a small Children's Residential Care Home for up to two young persons (Use Class C2).
- 3.2 The proposed Care Home will provide a home for two young persons between the ages of eight (8) and eighteen (18) under the care of two full-time staff members and one manager, in a safe and secure environment. The proposed

care home will provide medium to long term residential accommodation for the users and will operate as closely as possible to a standard family household, in order to mirror a typical family environment.

- 3.3 No external alterations are proposed to the existing dwelling. The existing driveway area will be used to provide formalised parking spaces, whilst utilising the existing access.

4. RELEVANT PLANNING HISTORY

TWC/2025/0194 - Application under Section 192 for a certificate of lawfulness for proposed change of use from a Dwellinghouse (Use Class C3) to a residential children's home for up to 2no. residents (Use Class C2) - Section 192 Proposed Use Refused 21 March 2025

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Practice Guidance (NPPG)
National Planning Policy Framework (NPPF)

- 5.2 Telford and Wrekin Local Plan (TWLP) 2011-2031:

SP1: Telford

SP4: Presumption in Favour of Sustainable Development

HO7: Specialist Housing Needs

C3: Implications of Development on Highways

C5: Design of Parking

BE1: Design Criteria

- 5.3 Other Documents

Homes for All SPD

- 5.4 Telford & Wrekin Local Plan 2020-2040 (Regulation 19 Review):

Please note that the Council are currently at the Regulation 19 Stage of the Local Plan review and therefore, limited weight will be given to the relevant policies within this document (Please see the following link for further information: <https://www.telfordandwrekinlocalplan.co.uk/site/index.php>). After review of your proposal, the following policies are considered to be of relevance:

NE3: Biodiversity Net Gain

HO6: Supported and Specialist Housing

DD1: Design Criteria

DD5: Waste Planning for Residential Developments

ST3: Impact of Development on Highways

ST5: Electric Vehicle (EV) Infrastructure and Parking Design

6. NEIGHBOUR REPRESENTATIONS

6.1 The application has been publicised through direct notification to neighbouring properties, local members and the Wrockwardine Wood & Trench Parish Council.

6.2 The Local Planning Authority (LPA) received 8 objections and 2 letters of support on the proposed scheme. The following summarised issues were raised in objection to the proposal:

- change the dynamic of the area;
- quiet residential area – increased impact from noise;
- sets a precedent for further businesses;
- houses should not be sold to businesses;
- previously been refused, what is the difference between first and second application; querying the consultation process undertaken;
- queried the nature of the use, age of children, needs and whether the age group could change;
- significant increase in vehicle movements, leading to highways safety concerns;
- impact to the character of the area;
- neighbouring house prices devalued;
- potentially cause anti-social behaviour.

7. STATUTORY REPRESENTATIONS

7.1 Wrockwardine Wood & Trench Parish Council: **No comment received.**

7.2 Highways: **Support subject to Condition(s):**

- the Applicant has provided a Site Plan demonstrating the on-site parking provision available; this includes adequate space for up to 4 cars on the existing driveway;
- whilst the proposal is for a Children's Care Home (and the parking standards for care differ from residential dwellings), it is acknowledged that the proposal will be operated in a similar manner to a residential dwelling. The children being cared for range from the ages 8-18 and

will therefore not have use of a car, with only the carers requiring parking facilities;

- given the size of the existing driveway and the number of staff change overs per day being limited, and in recognition of the proposed development and staffing shift patterns presented in the Planning Statement and documents submitted, the level of traffic associated with the development is not considered to result in significantly detrimental harm to the surrounding highway network and will not result in on street parking being required. Shift changes are proposed to take place at appropriate times during the day, ensuring that there is not too much disruption to the surrounding area. As such, there is no significant highway safety impacts to warrant refusal of the application and it is considered compliant with Policy C3 of the TWLP;
- Appendix 4 of the TWLP requires C2 Uses to provide parking facilities at a rate of one per full-time staff member, and one space per 4-bedspaces. The proposal therefore exceeds the TWLP Parking Standards and the Local Highways Authority have raised no objection to the proposal subject to Condition(s) in respect of (i) compliance with the Planning Statement and documents submitted; and (ii) the car parking being laid out as proposed prior to occupation.

7.3 Specialist Housing Team: **No Objection:**

- the provider is well established in this service and has run similar homes, so will bring the correct experience to the role. The application is for 2 young people, which covers the sufficiency required within the MPS on the Council's website and the need for this service in the borough is relevant.

7.4 Shropshire Fire Service: **Comment:**

- consideration should be given to the information contained within Shropshire Fire and Rescue Service's document.

8. **APPRAISAL**

- 8.1 The Development Plan for the application site consists of the Telford & Wrekin Local Plan (2011-2031). The National Planning Policy Framework (NPPF) whilst not forming part of the 'Development Plan' is a material consideration.

8.2 Having regard to the Development Plan Policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Scale and Design
- Impact on Amenity of Adjacent Properties/Uses
- Highway Impacts
- Other Matters

8.3 Principle of Development

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Telford & Wrekin Local Plan (TWLP) which was adopted in January 2018. The National Planning Policy Framework (NPPF) is also a material planning consideration.

8.4 The application site is located within the Built up Area of Telford, where the principle of residential development is generally considered acceptable. This is subject to appropriate scale and design, impact on neighbouring properties and any technical constraints being satisfactorily addressed; all of which have been considered during the assessment carried out.

8.5 The proposed development would see the existing 5-bedroom dwelling being utilised in its current form, as a two-bedroom children's care home (in addition to 2no staff bedrooms). In this instance, the application site is already in residential use, therefore the principle of residential development on the application site is considered appropriate and therefore complies with policy SP1 and SP4 of the TWLP.

8.6 Scale and Design

The application site comprises an existing detached, 5-bedroom dwelling with ample parking and private amenity space. Whilst no external alterations are proposed to the dwelling, some minor internal changes are required to ensure that the home meets the needs of the residents.

8.7 The proposal will provide private bedrooms for each of the two (2) children, with the third and fourth bedrooms being utilised for staff sleeping quarters if required (during the shared night shift). The private garden amenity space will be utilised by the children and carers, in the same manner as a standard 'family home' and is therefore considered appropriate in size for this use.

8.8 The scale and design of the dwelling will not be altered as a result of the proposal and the scheme will not therefore impact the existing streetscene. The design of the internal arrangements are also considered appropriate for

the type and level of care being proposed. The proposal is therefore compliant with the relevant parts of Policies BE1 and HO7 of the TWLP in respect to scale and design.

8.9 Policy HO7 of the TWLP will support proposals within Use Class C2 and other forms of residential accommodation including retirement homes to address specialist housing needs, provided that:

- i. The proposed development is designed to meet the specific needs of residents, including requirements for disabled people, where appropriate;
- ii. The location of the development (including where such provision is part of a larger scheme) is in close proximity to community and support facilities, shops and services, and public transport connections; and
- iii. The proposed development relates well to the local context in design, scale and form.

8.10 The application site is situated within the Built up Area of Telford, and is considered to be a sustainable location. The site is approximately 0.4 miles from local shops and services, 0.2 miles from Teagues Bridge Primary School, 0.5 miles from Saint Luke's Catholic Primary School and 1.3 miles from Telford Priory School. As such, the siting of the proposal is considered appropriate. The scheme is also considered appropriate in terms of design given that no external changes are being made. Furthermore, the proposal meets the specific needs of its proposed residents and as such complies with Policy HO7 of the TWLP.

8.11 Section 7 of the Homes for All SPD sets out the type of supported and specialist housing that is required to meet identified needs within the Borough. Accommodation for vulnerable young people is an identified need and the proposal is supported by the Council's Specialist Housing Team. This is further supported by a Ministerial Statement on planning for accommodation for looked after children released in May 2023.

8.12 Impact on Amenity of Adjacent Properties/Uses

Policy BE1 of the Telford & Wrekin Local Plan states that the Council will support development which demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution or that new development does not prejudice or undermine existing surrounding uses.

8.13 As an existing dwelling, and the proposed use being that which shares similarities to the working of a family home, Officers do not consider that there will be any adverse impact on nearby properties by way of noise, dust, odour or light pollution over and above those that would arise from the occupation of the property as a C3 dwelling.

8.14 The proposed development will provide a home for two children ranging between the ages of eight (8) and eighteen (18). The Applicant has confirmed

that the number of staff members present on a regular basis will be three; this includes one manager and two care staff. The on-site manager will typically work three to four weekdays, between 0900 and 1700. The two care staff will work 24-hours shifts, with one carer changing over each morning at 0945; this to avoid disruption and ensure that on-street parking is avoided. As such, the maximum number of staff on site at one time will be four, but this will only be during the changeover times which are said to last between ten and fifteen minutes.

- 8.15 In addition to the above, the Planning Statement submitted outlines that other than the care staff and manager, no other staff members will attend site. Likewise, visits made by Social Workers and Ofsted would be infrequent, in the region of once every three months. As such, the intensity of these visits are limited and given the scale of the existing driveway these visits can be easily accommodated.
- 8.16 The supporting material outlines how the Applicant (Positive Outcomes), are specialist care providers in the area, creating environments recognised by both social services and Ofsted as outstanding for children's well-being.
- 8.17 Whilst the proposed development will offer a level of on-site care (as set out in the Planning Statement and supporting information received), it is considered that the daily operation of the home will not prejudice or undermine the existing surrounding uses. It is considered therefore that the proposal accords with Policies BE1 and HO7 of the TWLP in relation to impact on neighbouring residential amenity.

8.18 Highway Impacts

As part of this submission the Applicant has provided a Site Plan demonstrating the on-site parking provision available at the application site. This includes adequate space for up to 4 cars to be accommodated on the existing driveway.

- 8.19 Whilst the proposal is for a Children's Care Home, it is acknowledged that the proposal will be operated in a similar manner to a residential dwelling. The children being cared for range from the ages 8-18 and will therefore not have use of a car, with only the carers requiring parking facilities.
- 8.20 As such, given the size of the existing driveway, the number of staff change overs per day being limited and in recognition of the proposed development and staffing shift patterns presented in the Planning Statement and documents submitted, the level of traffic associated with the development is not considered to result in significantly detrimental harm to the surrounding highway network and will not result in any on street parking being required. Furthermore, as outlined within this report, the proposed shift changes are considered to take place at appropriate times during the day, further ensuring that there is no detrimental disruption to the surrounding highway network.

8.21 As has been noted, Appendix 4 of the Telford & Wrekin Local Plan 2011-2031 requires C2 Uses to provide parking facilities at a rate of one per full-time staff member, and one space per 4-bedspaces. The proposal therefore exceeds the TWLP Parking Standards and the Local Highways Authority have raised No Objection to the proposal. As such, there are no technical highways reasons to warrant the refusal of this application and it is considered that the proposal complies with Policies C3 and C5 of the Telford & Wrekin Local Plan 2011-2031.

8.22 **Other Matters**

In addition to the above, which Officers consider addresses the majority of the material considerations raised during the consultation period, further concerns have been raised by local residents which are addressed, below.

8.23 Firstly, a number of comments have been made regarding a previous application on the site and the fact that this was refused. The application in question was TWC/2025/0194, which was a Lawful Development Certificate for Proposed Use from Dwellinghouse (Use Class C3) to a residential children's home for up to 2no. residents (Use Class C2). As this was a Lawful Development Certificate, the LPA had assessed whether the proposed works required the submission of a Full Planning Application or whether the works would be lawful. As the proposal was for the care of children it was determined that the works would fall within the 'C2' Use Class, rather than C3(b) and from the assessment carried out Officers determined that the works would result in a material Change-of-Use of the application site; therefore requiring planning permission. Officers do wish to reiterate that when TWC/2025/0194 was assessed, this was based on a matter of fact and degree, rather than on the suitability of the proposal in relation to Policies outlined within the Telford & Wrekin Local Plan, which has been the case for this current application.

8.24 A number of neighbour comments have also been received, querying the consultation period undertaken as part of this application, and that not all neighbouring properties were consulted. Officers are satisfied in this instance that all neighbours who share a boundary with the red edged application site boundary (as required by the Development Management Procedure Order and TWC Statement of Community Involvement) were formally consulted in this instance, and the process has been duly adhered to.

8.25 The concerns raised over the personal history of the users, risk to safety of neighbouring properties and issues surrounding anti-social behaviour are acknowledged, but are not material planning considerations. Officers are satisfied that an appropriate level of information has been provided in this instance, including the age range of the children and the number of children to be cared for; other specific information regarding the history of the users is not a planning requirement in this instance. These homes need to be in

sustainable locations, with access to facilities and schools and be supported by an established local community. The Applicant is looking to provide a 'family home' to the young persons in its care, rather than institutional settings. This approach is also favoured by the statutory regulator, Ofsted, who has been encouraging providers to move away from the more traditional institutional model, having recognised that 'institutionalised' persons can then have difficulty transitioning effectively to independent living and the workplace. Policy HO7, the Homes for All SPD and national guidance supports the provision of care homes for young persons and it is considered that this proposal complies with the criteria set out within Local Planning Policy.

9. CONCLUSION

- 9.1 Having regard to the above considerations, the proposal represents a sustainable form of development that falls within the 'built-up' area of Telford. The proposal is considered to be acceptable in regards to scale and design and would remain in-keeping with the character and appearance of the immediate area and will not have a significantly detrimental impact upon the amenity of neighbouring residential properties. Furthermore, the Local Highways Authority have supported the scheme, subject to Condition(s), as there is a sufficient amount of off-road parking available for the proposed use. As such, there are considered to be no principle or technical reasons to warrant refusal of this application, and appropriate conditions are imposed to control its future use and management.
- 9.2 The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

10. DETAILED RECOMMENDATION

- 10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** (with the authority to finalise any matter including Condition(s)) subject to the following:

- A) The following Condition(s) (with authority to finalise Condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager):

Condition(s):

Time Limit Full
Parking, Loading, Unloading and Turning Area
Development in Accordance with Plans
Development in accordance with Planning Statement

Restrict Use and Number of Children in Care (2)

Informative(s):

COAL AUTHORITY – Low Risk Standing Advice

Fire Authority

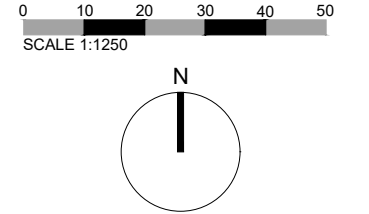
Biodiversity Net Gain – Not Required

Conditions

Reason for Grant



DO NOT SCALE THIS DOCUMENT - USE FIGURED DIMENSIONS ONLY
ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY RELATED WORKS.
THIS DOCUMENT IS COPYRIGHT OF THE ORIGINATOR, IT MUST NOT BE ALTERED, REPRODUCED OR DISTRIBUTED WITHOUT PRIOR CONSENT.
THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH ALL SUPPORTING DOCUMENTS PRODUCED BY THE ORIGINATOR AND OTHER PROJECT DISCIPLINES.
OS MAPPING OBTAINED FROM PROMAP LICENCE No. 100022432
REPRODUCED BY BERRYS UNDER OS LICENCE No. 100003668
DISCLAIMER NOTES:



SCALE BAR & NORTH POINT:



BEECH HOUSE
SHREWSBURY BUSINESS PARK
SHREWSBURY
SHROPSHIRE
SY2 6FG
TEL: 01743 271697
shrewsbury@berrys.uk.com
www.berrys.uk.com

ORIGINATING OFFICE:



-	-	00.00.00	-	-
REV	DESCRIPTION	DATE	BY	CHKD

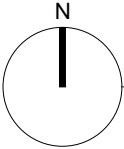
BERRYS

STATUS:	PLANNING		
CLIENT:	INKFISH Care		
PROJECT:	Certificate of Lawfulness 181 Teagues Crescent Telford		
DRAWING:	Site Location Plan		
SCALE @ A3:	DRAWN BY:	CHKD BY:	DATE:
1:1250	AW	ML	11.03.25
DRAWING No:	REVISION:		
SA53251 -BRY-ST - PL- A - 01 _ -			

This page is intentionally left blank



DO NOT SCALE THIS DOCUMENT - USE FIGURED DIMENSIONS ONLY
ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY RELATED WORKS.
THIS DOCUMENT IS COPYRIGHT OF THE ORIGINATOR, IT MUST NOT BE ALTERED, REPRODUCED OR DISTRIBUTED WITHOUT PRIOR CONSENT.
THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH ALL SUPPORTING DOCUMENTS PRODUCED BY THE ORIGINATOR AND OTHER PROJECT DISCIPLINES.
OS MAPPING OBTAINED FROM PROMAP LICENCE No. 100022432
REPRODUCED BY BERRYS UNDER OS LICENCE No. 100003668
DISCLAIMER NOTES:



SCALE BAR & NORTH POINT:



BEECH HOUSE
SHREWSBURY BUSINESS PARK
SHREWSBURY
SHROPSHIRE
SY2 6FG
TEL: 01743 271697
shrewsbury@berrys.uk.com
www.berrys.uk.com

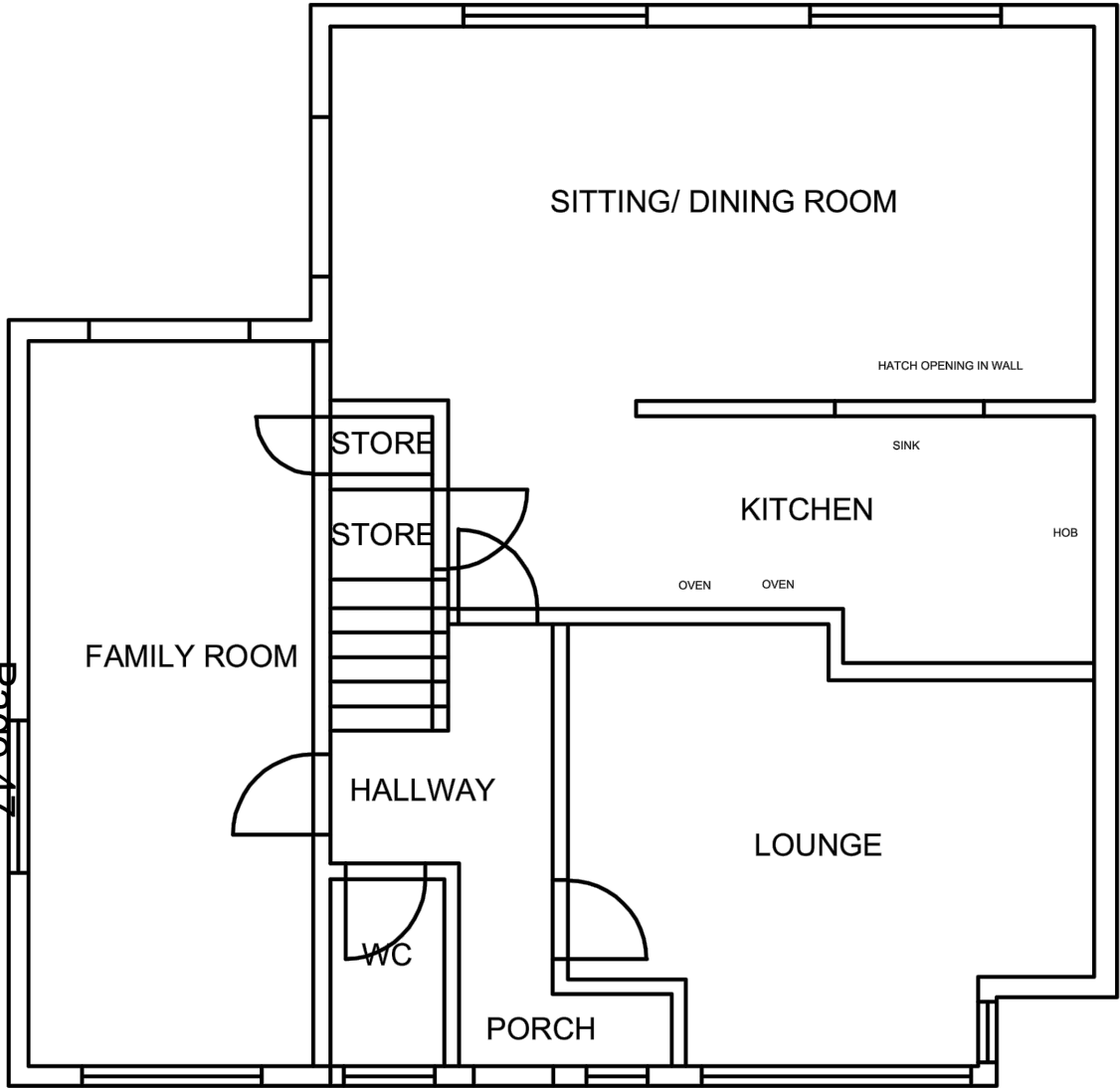
ORIGINATING OFFICE:

-	-	00.00.00	-	-
REV	DESCRIPTION	DATE	BY	CHKD

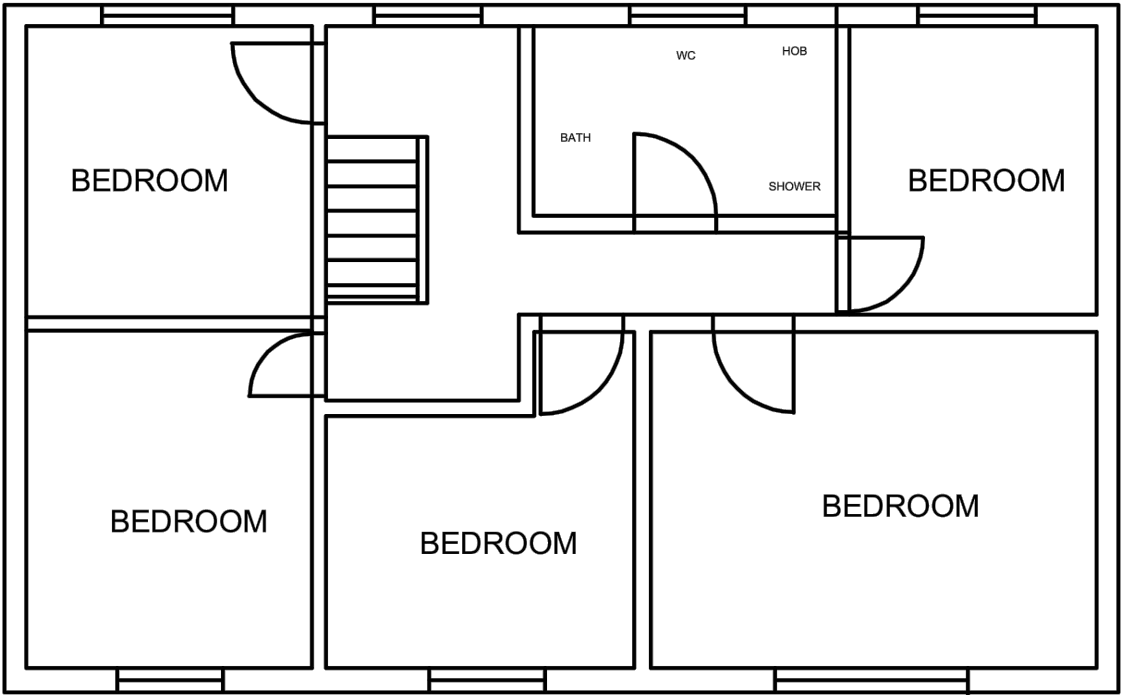
BERRYS

STATUS:	PLANNING		
CLIENT:	INKFISH Care		
PROJECT:	Certificate of Lawfulness 181 Teagues Crescent Telford		
DRAWING:	Site Block Plan		
SCALE @ A3:	DRAWN BY:	CHKD BY:	DATE:
1:500	AW	ML	07.04.25
DRAWING No:	REVISION:		
SA53251 -BRY-ST - PL-	A	-	02 _ -

This page is intentionally left blank

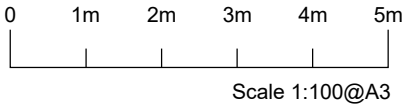


GROUND FLOOR PLAN



FIRST FLOOR PLAN

TEAGUES CRESCENT - TELFORD - EXISTING



CABLESHEER HOMES LTD
Melliker Farm Annexe, Longfield Road, Meopham,
Kent, DA13 0JD
TEL: 03300 249044
EMAIL: info@cablesheerhomes.co.uk
WEBSITE: www.cablesheerhomes.co.uk

Notes

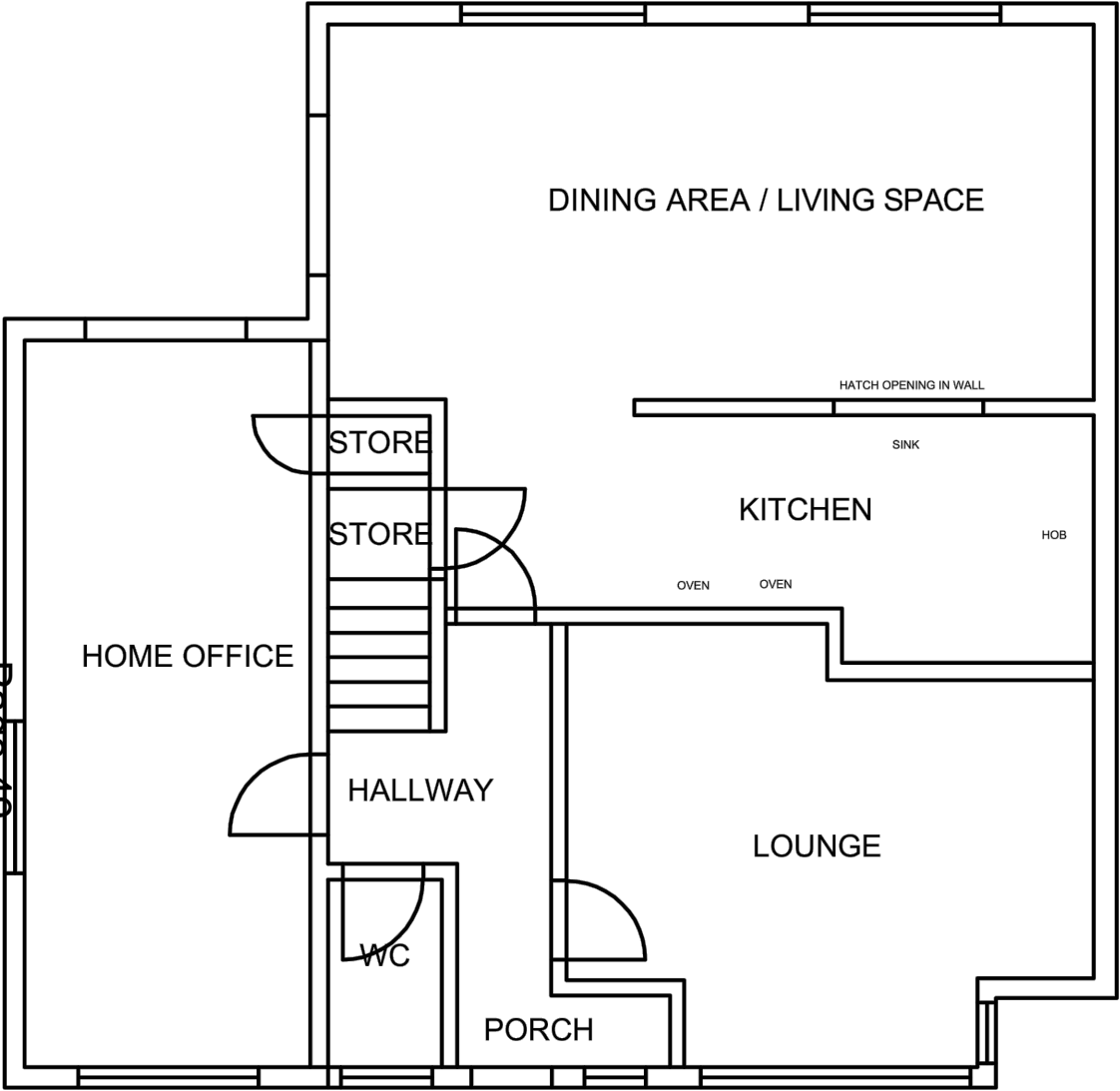
Project
181 TEAGUES CRESCENT
TELFORD

Drawing Title
EXISTING FLOOR PLANS

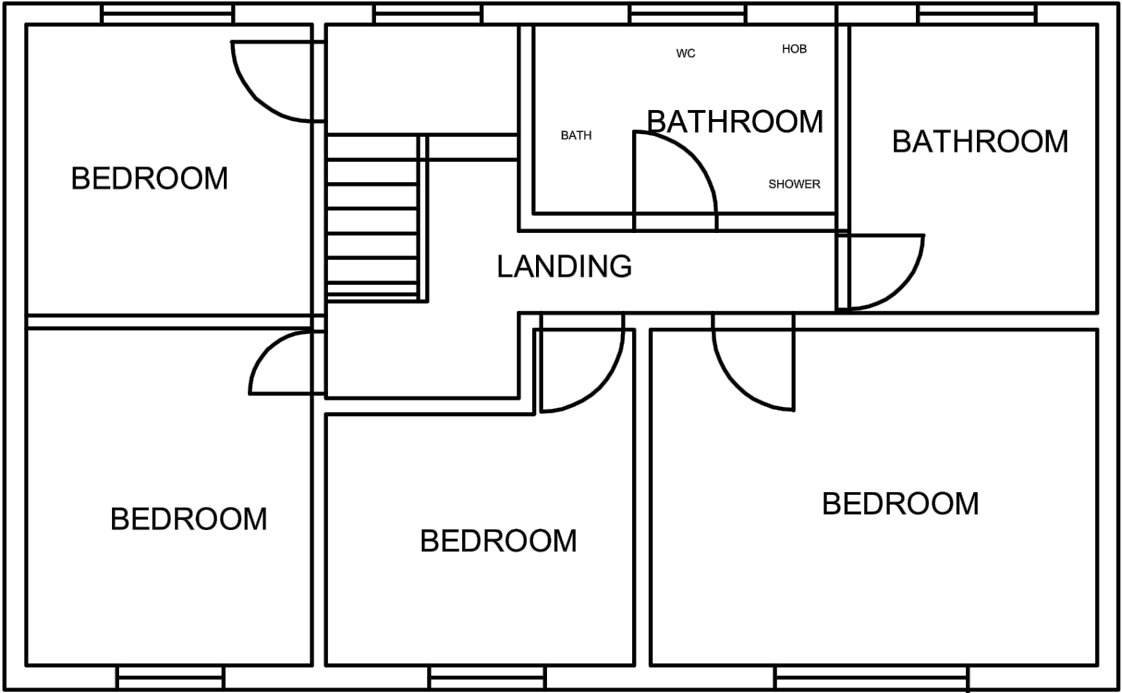


Drawn By	MB		
Scale	1:100@A3	Date	10.06.25
Drawing Number	4654 / ASK010		Revision P01

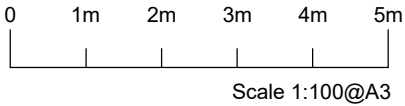
This page is intentionally left blank



GROUND FLOOR PLAN



FIRST FLOOR PLAN



CABLESHEER HOMES LTD
Melliker Farm Annexe, Longfield Road, Meopham,
Kent, DA13 0JD
TEL: 03300 249044
EMAIL: info@cablesheerhomes.co.uk
WEBSITE: www.cablesheerhomes.co.uk

Notes

Project
181 TEAGUES CRESCENT
TELFORD

Drawing Title
PROPOSED FLOOR PLANS



Drawn By	MB		
Scale	1:100@A3	Date	10.06.25
Drawing Number	4654 / ASK011		Revision P01

This page is intentionally left blank