



Borough of Telford and Wrekin

Planning Committee

Wednesday 10 December 2025

6.00 pm

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

Democratic Services:	Jayne Clarke	01952 383205
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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

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	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.

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PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 12 November 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), N A Dugmore, A R H England, S Handley, G Luter, N Page, P J Scott, T L B Janke and J Thompson (as substitute for F Doran)

In Attendance: A Annett (Senior Planning Officer), J Clarke (Senior Democracy Officer (Democracy)), A Gittins (Area Team Planning Manager - West), S Hardwick (Lead Lawyer: Litigation & Regulatory) and V Hulme (Development Management Service Delivery Manager)

Apologies: Councillors F Doran

PC50 Declarations of Interest

In respect of planning application TWC/2025/0534, Councillor J Thompson advised that he was a member of Wrockwardine Wood and Trench Parish Council but had not been involved the Planning Committee or in any discussions on this application.

PC51 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting of the Planning Committee held on 10 September 2025 be confirmed and signed by the Chair.

PC52 Deferred/Withdrawn Applications

None.

PC53 Site Visits

None.

PC54 Planning Applications for Determination

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report.

PC55 TWC/2025/0534 - 22 Bridle Walk, Donnington, Telford, Shropshire, TF2 7SJ

This was an application for the change of use of dwellinghouse (Use Class C3) to residential home for up to 2no children (Use Class C2) at 22 Bridle Walk, Donnington, Telford, Shropshire, TF2 7SJ

This application was before Planning Committee due to the number of objections received during the consultation period.

Councillor O Vickers, Parish Councillor, spoke against the application on behalf of local residents. Although it was understood that it was essential for good and decent homes he raised concerns regarding the suitability of the property. He considered that the parking was ambitious and imprecise and must be installed before any residents were in situ and given the 24hr intended use and in particular at staff change overs and during visits from social workers, inspectors and family members who would access the site regularly. The road was not a wide road and had very limited space with a number of parked cars and it was felt that the residents parking issues would be exacerbated.

Mr S Pierce, member of public, spoke against the application and raised concerns regarding the recent increase in C2 care home conversions, the suitability of the provider, "pop-up" homes lacking the proper wrap around support or community integration and once granted councils could not easily intervene or close them down when serious problems emerged. The proposal was for children with emotional and behavioural difficulties including absconding and aggression and he felt placing such a cohort in a 79 home cul-de-sac raised safeguarding concerns. Further concerns raised were recent crimes on the estate, parking provision, disruption, congestion, the hardstanding would commercialise the frontage of the property and forever change the character of the street scene, the 24 hour operation of a business in a semi-detached property. He asked Members to consider how the provider would be held accountable, what was the physical accessible route for residents to raise complaints and would the Committee be the point of contact for residents once the home was opened.

The Applicant/Applicant's Agent were not in attendance at the meeting for their public speaking slot.

The Planning Officer informed Members that the application was situated in the urban area of Telford and considered to be in a highly sustainable location. During the application process, amended documents were received outlining the proposed provision of care. Initially, the proposal was to accommodate four children with this being amended to a maximum of two children, with two staff members and a manager present on site at any one time. Staggered staff changeover times were proposed, with two shift patterns and four changeover periods per day, resulting in minimal traffic impact. Policy HO7 supported development designed to meet residents' needs in sustainable locations. The council's Commissioning Team confirmed a need for this type of accommodation and raised no objection to the amended scheme. Officers considered the proposal was compliant with policy HO7. The existing driveway could accommodate two cars, and amended plans proposed extending to four spaces, similar to nearby properties. The Highways Officer confirmed the layout was sufficient and the operator was committed to monitoring parking and avoid on-street parking. It was considered that the scheme would not cause significant harm to

neighbour amenity, noting the fallback position of family occupation. Given the low number of children and staff, limited parking, and staggered changeovers, the proposal was considered acceptable. Approval was recommended subject to conditions and informatives. It was noted that this was a change of use application, not a personal consent, so another operator could manage the site under the same conditions. Ofsted registration and monitoring would apply, and the Commissioning Team confirmed the scheme was appropriate.

During the debate some Members raised concerns regarding the semi-detached property, noise levels and the thickness of the walls, the size of the driveway, the timings of the shift patterns and wagons making deliveries to the property. Other Members felt that there was a growing need for community care providing a stable environment and setting. There had been a reduction in the number of children and staff parking and the proposed scale would mean little visible change. The proposal met Policy HO7 and had been mitigated by reduced occupancy and management controls. It was asked in relation to soundproofing of the walls would Building Control be able to verify compliance prior to occupation and were there other similar C2 uses in the vicinity leading to over concentration of the building use. Some further concerns were raised in relation to clinical waste bins and if there was sufficient space for these and for the wagons on delivery/collection and what mitigation measure would be put in place in order to keep the children safe. It was considered that a semi-detached property was not the most ideal property for the proposed use and a question arose as to whether a wheelchair would fit the access the pathway.

The Planning Officer confirmed that they had proposed soundproofing as a condition under Part E of the Building Regulations and would ask the applicant to submit details prior to use which would be assessed. The Commissioning Specialists would raise oversaturation if this was considered to be of concern and the application was considered acceptable following the reduction of the number of children with the remaining bedrooms being used for staff areas. Despite the property not having the largest garden/amenity space, the application could not be refused on that basis. There were no commercial bins required and this application would be consistent with a typical residential property. The end user was not currently known and it was for the regulators/providers to make a decision on the children residing at the property and this was outside of the planning jurisdiction. If the property was not wheelchair accessible it was unlike a child requiring a wheelchair would not be placed, but it was a modern house and it could be adapted.

Following the debate, a discussion took place as to whether the Applicant/Applicant's Agent could be allowed their speaking slot. The Chair asked Members for a proposer and seconder to allow the Applicant/Agent to be allowed to speak due to their late arrival and missing their slot within the public speaking allocation.

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

RESOLVED - that the Applicant/Applicant's Agent be granted their speaking slot.

Mr Andrew Blake, Applicant, apologised for their late arrival and gave a brief background about their experience. The organisation would be regulated by Ofsted and they understood the health, safeguarding and development of the children. As the property lacked wheelchair facilities it was not likely to be recommended and the Applicant, local authority and NHS meet and agree who will reside at the property. Children deserved a chance in the community and it was important that they were not raised in institutions.

The Chair asked Members to consider the suggestion that had come forward that the application be deferred for a site visit to take place in order to address some of the issues that had been raised during the debate.

It was proposed and seconded that the application be deferred in order that a site visit could take place.

On being put to the vote the vote was tied and the decision was made by way of the Chair's casting vote. It was, by a majority:

RESOLVED – that the application be deferred for one cycle in order that a site visit could take place.

PC56 TWC/2025/0653 - Land adjacent Hillside, Middle Lane, Cold Hatton Heath, Telford, Shropshire

This application was for the change of use of land from agriculture land to private garden land at land adjacent Hillside, Middle Lane, Cold Hatton Heath, Telford, Shropshire.

The application was before Planning Committee at the request of Councillor Stephen Bentley, Ward Councillor.

The Planning Officer informed Members that some additional photographs had been received since publication of the report and that these would be shown in the presentation.

Councillor S Bentley spoke against the application and raised concerns regarding the natural boundaries, the use of agricultural land and Hillside being a smallholding, the gateway into a larger open field, change of use would allow potential development and development rights needed to be considered. A Certificate of Lawfulness had been refused as it was considered to be in open countryside and there had been an installation of a large play area which had been subject to removal by enforcement, this application had come forward within three months and he failed to see what had changed. He felt that agricultural land needed to be protected and a change of use to garden land took away from this and that Hillside had increased its footprint three-fold. The application was not supported by Policy

SP3 and it was not supported by the NPPF and he asked that the Committee refuse the application.

Ms T Luckman, member of public, spoke against the application and asked Members to refuse the change of use from agricultural land. She raised concerns that this would wrap the eastern and rear boundary of her property along the full length. It conflicted with the Telford and Wrekin Local Plan, the Waters Upton Neighbourhood Plan and the NPPF, it fell within the Green Network Framework which protected green spaces, rural encroachment into agricultural land was considered harmful without a justified need. The land remained part of the agricultural land within Cold Hatton and continued to be farmed at the rear and was highly visible from Middle Lane and contributed to its undeveloped character a change of use would introduce suburban characteristics permanently altering the street scene. It was contrary to Policy SP3 and BE1 and once the land became residential curtilage it would be easier to justify future development proposals.

The Applicant spoke in favour of the application explaining that they had purchased Hillside in 2022 as a complete renovation project and that the property had been a dilapidated bungalow with no kerb appeal. The land in question had been maintained as a mown lawn and was intended for use as a garden and a play space for their children. It was confirmed that the hedgerows and gates would remain in place and regular maintenance would take place and the existing laurel hedge provided privacy at one metre thick. This parcel of land had not been used for agricultural purposes for a significant period and had not been physically separated from the current garden land. There had been no objection to the change of use from the Parish Council and that the remaining field would continue to be used for livestock as part of their small holding. This area was vital for family use and enjoyment and that the property footprint had not been extended other than a few minor additions.

The Planning Officer informed Members that the parcel of land was situated to the west of the existing dwelling, forming an infill plot between the dwelling and the neighbouring property, Lindale. It was confirmed that no built structures, including outbuildings, were proposed as part of the application. Since the report was produced, the applicant had submitted a block plan showing the existing boundary treatments, which were not proposed to be altered. The site was located within the rural area and, although previously used as agricultural land, the application sought to change its use to garden land. The land was classified as Grade 4 agricultural land, and policy SP3 of the Local Plan related only to Grades 1, 2 and 3a and the loss of agricultural land was therefore considered minimal and the proposal acceptable in principle. Members were asked to note that the proposed boundary line aligned with the existing amenity area and would maintain a strong and consistent boundary without encroaching into open countryside. While the parcel was large, the Planning Officer considered it proportionate to the dwelling and consistent with the character of the area. Existing landscaping and hedgerows would remain, and permitted development rights for outbuildings, fences, gates, walls and hard surfacing would be removed by

condition. A further condition would require retention of existing soft landscaping. It was considered that the proposal would not impact on neighbouring amenity or privacy. Comments raised during consultation had been addressed, including clarification that a previously refused Lawful Development Certificate was materially different from the current application and no objections had been received from statutory consultees. The proposal was acceptable in principle and would not cause significant harm to the character or amenity of the area. It was therefore requested that delegated authority be granted to the Service Delivery Manager to grant full planning permission subject to conditions.

During the debate, some Members considered that the scheme fit in well with the surrounding area and turning the land into garden was a positive change. It was necessary to protect agricultural land where possible but that as the land had been assessed as grade 4 land and sat as an infill plot between two residential properties it was not viable farmland and did not harm the agriculture or rural character. The removal of the permitted development rights was welcomed. Other Members asked why the application was being considered as it had only been two months from the refusal of the Lawful Development Certificate as the policy had not changed and also asked whether the access would be retained to the buildings on the land.

The Planning Officer confirmed that the Lawful Development Certificate was assessed differently and was evidence based and not decided on policy grounds. Access to the agricultural building on the land would be retained.

The Legal Advisor confirmed that the Lawful Development Certificate considered whether an action that was already taking place was considered lawful or whether planning permission was required. This being the case the previous Lawful Development Certificate did not meet this criteria and the subsequent full planning application was before Members for consideration.

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 following:

- a) The conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) set out in the report.**

The meeting ended at 7.23 pm

Chairman:

Date: Wednesday 10 December 2025

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):-

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TWC/2025/0534

22 Bridle Walk, Donnington, Telford, Shropshire, TF2 7SJ

Change of use of dwellinghouse (Use Class C3) to residential home for up to 2no children (Use Class C2) **AMENDED PLANS RECEIVED**

APPLICANT

Saisha Healthcare,

RECEIVED

06/08/2025

PARISH

Wrockwardine Wood and Trench

WARD

Donnington

THIS APPLICATION WAS DEFERRED AT PLANNING COMMITTEE ON 12 NOVEMBER 2025 TO ALLOW MEMBERS TO UNDERTAKE A SITE VISIT

Online Planning File:

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC%2F2025%2F05344>

1.0 CONCERNS RAISED BY COMMITTEE

- 1.1 Following the Planning Committee Meeting, there are no updates to share in respect of the application. As requested by Members, a Site Visit has been arranged, and will take place prior to the next Committee Meeting on 10 December 2025.
- 1.2 A number of concerns were raised during the Committee Meeting by Members. Officers have expanded upon these below to offer clarification.
- 1.3 A query was raised in respect of the sound proofing/acoustic Condition requested, and what this would require the Applicant to do following approval. The building will be required to operate at the standards outlined within Part E of the Building Regulations (Approved Document - Resistance to the Passage of Sound) in order to support the proposed use. The Applicant will be required to sound test the party walls of the building which adjoin with the neighbouring property to ensure the wall thickness is sufficient to provide decibel levels in line with the criteria set out within the Part E Approved Document. If the walls provides sufficient sound proofing, no further work will be required. However if the walls fall short of the criteria, the Applicant will then need to submit a scheme of sound proofing to the Local Planning Authority (LPA) for approval; typical works could consist of the installation of an acoustic panel. The soundproofing solution will then be required to be installed prior to the occupation of the development.
- 1.4 A concern was raised in respect of the private amenity space available at the site; the rear garden is currently 32 sq. metres. Whilst it is acknowledged that the rear garden is smaller than would be sought as part of current amenity standards, the fall-back position is that the garden could currently be used as part of the family dwelling to support a large family (potentially two adults and four children). It is therefore considered that the amenity space would be sufficient to accommodate a large family and would be equally sufficient to

support the maximum of two children that will be accommodated on site. It should also be noted that the site is situated opposite an area of Public Open Space with a children's park which could be utilised by the children for further recreational space. Given the fall-back position outlined, Officers do not consider this would be reasonable grounds to warrant refusal of the application.

- 1.5 In respect of concerns regarding disposal of waste at the site and how this would operate, Officers have discussed the scheme directly with the Council's Waste Team and understand the site would be provided with the following (based upon two children occupying the site):

- 1 x 360 litre red top bin;
- 1 x 360 litre blue bin;
- 1 x 360 purple top bin;
- 2 x 23 litre outside food caddies

A typical residential property would have the same provision, with the exception of a smaller blue bag in place of the blue bin, and only one food caddy. The number of bins required is therefore not substantially larger than that of the existing residential property.

- 1.6 Concerns were raised regarding the potential for residents to require commercial bin collections in addition to the general weekly bin collections, should a significant amount of further waste be generated by the proposed residents. The LPA can only assess the proposal based on the number of bins that would be provided by the Local Authority, as it is not reasonable to assume that all children's care homes will require additional waste collections. As a fall-back position, it should be noted that children or adults with disabilities or complex needs, or elderly residents could occupy any typical residential property where there may be a requirement for additional waste collections dependant on their individual needs. This is therefore not solely related to children's care homes and could occur in any residential setting, therefore the LPA do not consider it would be reasonable to object to the proposal on that basis.

- 1.7 General concerns were raised in respect of limited information being provided regarding the specific needs of the children who will be occupying the site. Whilst the LPA work closely with the Council's Commissioning Team to ensure the Applicant has liaised with them directly, it is not the role of the LPA to request specific information regarding the children's needs. The Planning Application is not made on a personal basis; the LPA are only assessing the change of use of the land and have no control over the final operators or the children to be placed there.

- 1.8 The LPA can control some of the management and operations of the site, for example, the Planning Statement and supporting documents been updated throughout the application process to ensure appropriate shift patterns have been provided, as well as outlining staff numbers and the number of children who will occupy the site. Such details are not personal and therefore can be

Conditioned to ensure the future management will not disrupt the flow of the residential area.

- 1.9 Concerns were specifically raised in respect of wheelchair users and whether the site was large enough to accommodate children who may require a wheelchair. It should be noted that the supporting documents do not make reference to children with physical disabilities. It should also be noted however that the operators will be required to be regulated by the Care Quality Commission and/or Ofsted, who will work with the Applicant (alongside the Council's Commissioning Team) to appropriately place children to whom the site would meet their needs. If the site is not considered to be appropriate for a wheelchair user, and cannot be adapted to suit their needs, it is likely they would be placed elsewhere. It is not the role of the LPA to decide if the site is appropriate for the placing of children based on their specific needs; this is something the regulatory bodies would be responsible for.
- 1.10 The site is considered to be of a sufficient scale to accommodate the use put forward and would provide accommodation for children which is a service in demand within the borough. Given the number of children proposed (a maximum of two) it is considered the site would operate not dissimilar to a typical residential property.
- 1.11 Finally, a concern was raised regarding the change-over times proposed for staff members, particularly the morning shift changes, with one staff member arriving and one leaving at 0630 and then again at 0700. The concern was that these change over times are too early and may disrupt residents. The LPA can advise that night time protected hours finish at 0700 and whilst the proposal would see one car arriving and another leaving before this time, this is not considered to be dissimilar to the arrangements of a typical family home, where residents leave the house early. The arrival of one vehicle and departure of another would not result in substantial noise to create a statutory nuisance, and the timings proposed would avoid the busier school and commuting hours between 0800 and 9am. As such the LPA are content that the timings proposed are appropriate and would not result in significant disruption to neighbouring properties.
- 1.12 In light of the above, it remains that the scheme is considered to comply with the Telford & Wrekin Local Plan (2011-2031) and the Emerging Local Plan (2020-2040).

2.0 CONCLUSION

- 2.1 Based on the conclusions raised within this report, Officers are satisfied that the proposal remains in accordance with Local Plan Policies SP1, SP4, HO7, BE1, C3 and C5, Emerging Policies HO6, DD1, ST3 and ST5, and the National Guidance contained within the NPPF.
- 2.2 The proposal represents a sustainable form of development, located within the urban area of Telford and will fulfil a need identified within the Council's

Market Provision Statement. The proposal is considered to be acceptable in terms of scale and design with only minor external changes proposed, therefore resulting in no significant detrimental impacts upon the character and appearance of the area. The proposal ensures all concerns regarding parking have been addressed, with the provision of 4no. Parking spaces being provided, and appropriate shift patterns and change over periods. The scheme would ensure no significant adverse harm occurs to residential properties through the request for the submission of an acoustic/sound proofing scheme.

- 2.3 As such there are considered to be no principle or technical reasons to warrant refusal of this application and appropriate Condition(s) have been included to control the future use and management of the site.

3.0 RECOMMENDATION

- 3.1 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 Condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager):

Condition(s):

Time Limit

Submission of an Acoustic Party Wall/Soundproofing Scheme

Compliance with Submitted Travel Monitoring/Operations Plan (as within Planning Statement)

Parking, Loading, Unloading and Turning

Development in Accordance with Deposited Plans

Development in Accordance with Operational Management Plan

Materials to Match Existing Dwelling (Driveway Materials)

Restriction on Use and Number of Children in Care (2)

Informative(s):

Coal Authority

Fire Authority

Conditions

Reasons for Grant of Approval

Approval Following Amendments

*****ORIGINAL COMMITTEE REPORT*****

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE DUE TO THE NUMBER OF OBJECTIONS RECEIVED DURING THE CONSULTATION PERIOD

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 Donnington, a predominantly residential, urban area of the Borough. The overall site currently comprises of 1no. 4-bed dwelling with associated parking and private amenity space.
- 2.2 The site is currently accessed from Kenwray Drive, then Frome Lane, leading to Bridal walk, with a driveway currently accommodating 2no. vehicles, and a adequate level amenity space to the rear, enclosed with close board fencing. A large area of open space including a children's park is located opposite the site.

3.0 APPLICATION DETAILS

- 3.1 This application seeks Full Planning Permission for the Change-of-Use of 1no. Dwellinghouse (Use Classes C3) to a Children's Care Home to accommodate up to 2no. Children (Use Class C2).
- 3.2 The proposal includes an extension to the existing driveway to allow it to accommodate 4no. Vehicles. No other external changes to the property are proposed as part of this application. 22 Bridle Walk is an end of terrace, 4no. Bedroom property; the accommodation would provide a living/dining room, kitchen, bathroom, and bedrooms for up to 2no. Children, and staff members.
- 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 Local Planning Authority (LPA). Initially, the proposal would have been for accommodation for 4no. children, however upon concerns being raised regarding parking and shift change over periods, the number of children has been reduced to a maximum of 2no. This would result in a total of 5no. members of staff being required to support the accommodation, with only 2no. staff members and a manager present in the building at one time.
- 3.4 The amended documents indicate that 2no. members of staff will work the day shift (0630-1900, or 0700-1900), then changing over to allow 2no. New members of staff to come in for the night shift (1830-0700, or 1900-0700). A manager will also be present at the property, typically 1245-1630, Monday-Thursday.

- 3.5 The children to be housed at the site will be aged between 8 years old and 17 years old who have been diagnosed with a learning disability. The proposed development would operate 24-hour, 7-days per week, 365 days a year, with staff coverage organised into the two aforementioned patterns.
- 3.6 The submitted documentation has not outlined a requirement for social workers, healthcare professionals or family and friends to visit the site. It has been noted that a tutor may be required to attend the site on occasion, between the hours of 0900 and 1700.
- 3.7 The application is accompanied by the following supporting documents, further identifying the context and operation of the proposed care setting:
- Planning Statement;
 - Applicant's Supporting Evidence;
 - Statement of Purpose;
 - Agent Rebuttal Letter to Consultee Concerns Raised.

4.0 RELEVANT HISTORY

- 4.1 No relevant history.

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, however key points have been summarised as follows:

6.1 Wrockwardine Wood & Trench Parish Council: **Object:**

An initial objection was submitted prior to the submission of amended plans which extended the parking arrangements. A further re-consultation has been sent to the Parish Council following receipt of the amended proposal and a further objection has been submitted. The Objection raised the following points:

- (i) support the concerns raised by residents which has been the result of lack of engagement with the community by the provider and no evidence has been provided that a location risk assessment has been provided;
- (ii) no consideration has been given to the impacts upon community life from having children with complex needs living within a very close community where the houses are semi-detached or terraced;
- (iii) basis of insufficient parking for a commercial business and the impact it will have on access/parking for neighbouring properties. The location is unsuitable for a home for children with complex needs whose behaviour will impact on community life.

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 is 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 two re-consultations have also taken place following the receipt of amended plans. In response to this, 30 letters of objection from 14 residential properties have 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 building is semi-detached so may have an impact in terms of noise and disruption;
- the building is not of a suitable layout or scale to accommodate the proposal;
- the location of the facility is unsuitable and would result in a change to the character of the neighbourhood;
- concerns over anti-social behaviour – existing issues and the change of use would potentially increase this;
- larger homes should be retained for families 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;
- existing residential covenants breached if the property were to be used for a business.

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 350 metres from a local shop (ASDA off Donnington Wood Way) 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, including a children's play area directly opposite the site. As the scheme is not proposing any external changes to the building, the scale, design and form of the dwelling is 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.

8.8 A number of objections have been received which outline that the building is semi-detached and may not be appropriate for occupation by vulnerable children, or those with complex needs, however Officers would note that there would be no control on whom was occupying the property prior to the

submission of this application and 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 building in order to accommodate the proposed use. However the parking area is proposed to be extended to accommodate four vehicles, where it currently can only accommodate two - extending to 9.6 metres in width which is considered to be a sufficient scale to accommodate 4 cars. Whilst the extension to the driveway would result in the loss of some lawn laid to the front of the site, given the position of the property on a corner, a section of lawn would remain in place, untouched as a result of the proposal. The scheme would therefore retain some green relief between the built development, and a similar arrangement is in place with other properties within the streetscene, where their driveways have been extended, or cover the whole frontage of the dwelling. Officers therefore consider the proposed change upon the built environment would not significantly, detrimentally impact upon the character of the area.

8.11 The site has an area of private amenity space to the rear, to provide outdoor recreational space for the children and staff. The size of the area 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 (LHA) 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 2no. staff members will be on-shift on the site at any one time to provided 1-on-1 care, and a Manager Monday-Thursday, 1245-1630, 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 four car parking spaces being provided within the boundary of the site.
- 8.15 The LHA have reviewed the amended plan and have confirmed that the extended driveway proposed is considered to be sufficient to accommodate for staff change-over periods and any visitor/manager visits to the site. Whilst it is acknowledged that based on the number of staff members and bed spaces, 5no. parking spaces would be required and only 4no. are being provided in this case, it is considered that due to the staggered shift change over periods, the 4no. spaces provided would be sufficient to support the development and avoid overspill of parking onto the estate road. The staggered staff change over times highlighted within the supporting documentation would also take place outside of typical residential peak times and it is noted that following a series of site visits, the Highways Officer acknowledges that some on-street parking is available, should the need arise. The Highways Officer is content with the proposed arrangements and does not consider the proposal would warrant an objection on Highway grounds.
- 8.16 A number of objections have been received raising concerns regarding the potential highways impacts of this proposal. Whilst these are acknowledged, the LPA must consider the fall-back position where the dwelling could be occupied under a 'C3' Use (Dwellinghouse) where there would be no restriction upon the number of occupants, or the number of cars those occupants may purchase or choose to park at the property, or on the surrounding streets.
- 8.17 It has been outlined that 2no. 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 a total of 2no. vehicles will be attending the property for staff purposes and an additional vehicle for Manager Visits to the site. One space would therefore be remaining to accommodate change over periods.
- 8.18 Having 4no. 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. The Applicant has expressed within the supporting documentation, their commitment to ensuring staff utilise the spaces provided, rather than parking on the estate road, and recommended

the use of car sharing and/or public transport schemes to reduce impacts of overspill parking.

- 8.19 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.

8.20 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.

- 8.21 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.
- 8.22 In regards to noise and as outlined above, the planning 'fall-back' position must be considered. As a C3 residential dwelling with 4no. double bedrooms available as an open market property, this dwelling could be realistically moved into and occupied by a family of 6-8 people, based on 2no. people occupying the main bedroom and 4-6. children occupying the remaining bedrooms. There would be no restriction on the number of occupants, and additional children, relatives or friends could share bedrooms if circumstances required.
- 8.23 This is significantly greater than the 5no. being proposed as part of this application (2no. staff members, 1no. manager and 2no. children at one time). 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.
- 8.24 However, it is acknowledged that the building in which this proposal relates is a terraced dwelling, and would share a wall with 39 Frome Way, therefore it would not be unreasonable for further mitigation measures to be installed to ensure the directly adjoining property would be protected from any potential impacts of noise that may occur. As such, the LPA consider it to be reasonable to request a condition which requires the submission of a soundproofing scheme prior to the occupation of the building – this would need to consider the situation associated with this specific site (e.g., wall thickness, existing insulation) and the acoustic/soundproofing measures

required to the party wall. The mitigation measures would be required to be installed prior to the occupation of the building.

8.25 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.

8.26 For these reasons, the proposal is considered to meet the requirements of Policy BE1(xi) of the Local Plan.

8.27 Other Matters

It has been raised within the consultation with Local Residents that a restrictive covenant is present on the land preventing the property from being used for business purposes. The Applicant has been informed that this is the case and it is their responsibility to address this. Covenants are an entirely separate, legal matter which must be dealt with outside of the planning process; restrictive covenants are not a material planning consideration or a reason to refuse planning permission.

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 only minor 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 4no. 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:

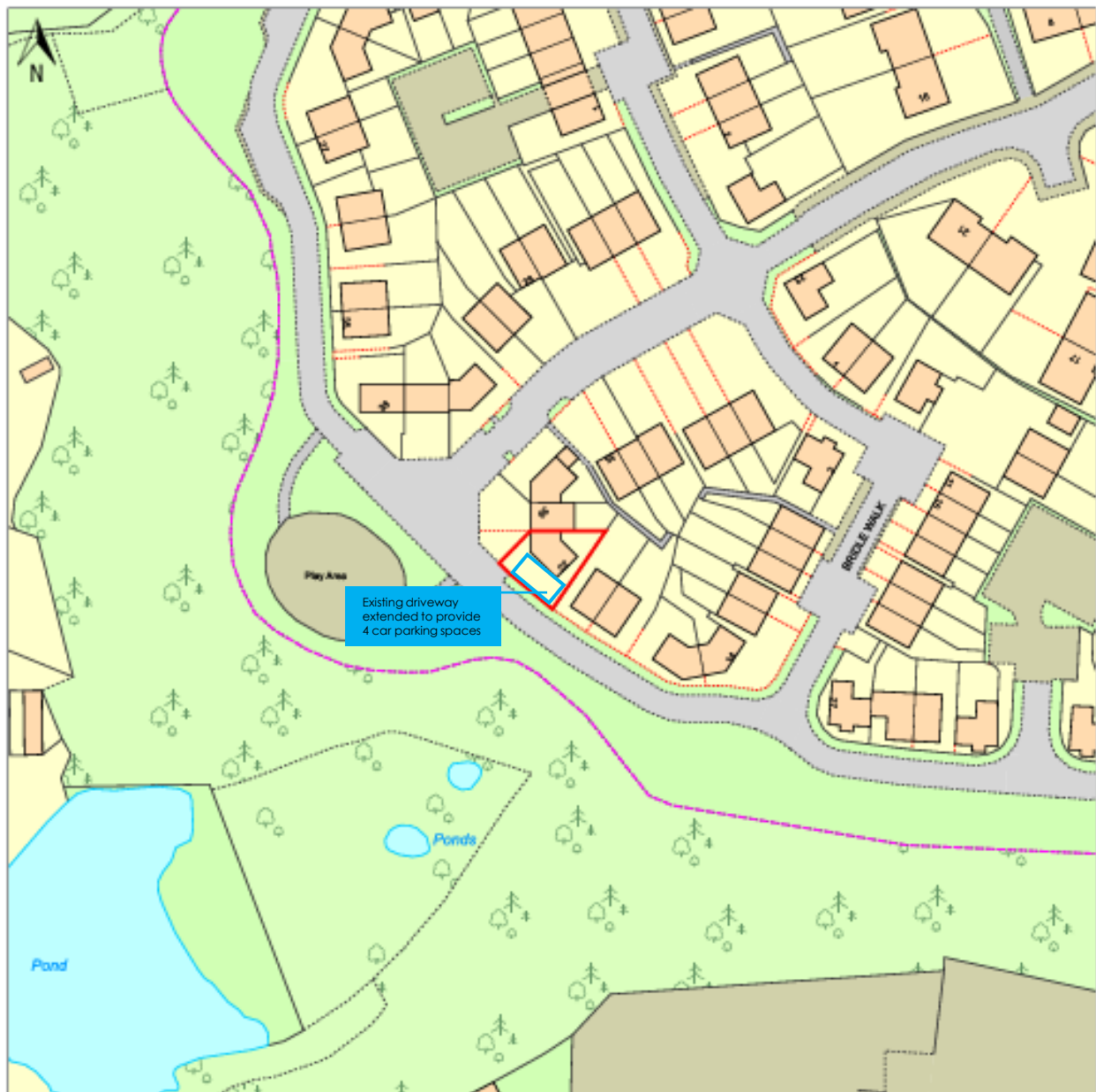
- A) The following Condition(s) (with authority to finalise Condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager):

Condition(s):

Time Limit
Submission of an Acoustic Party Wall/Soundproofing Scheme
Compliance with Submitted Travel Monitoring/Operations Plan (as within Planning Statement)
Parking, Loading, Unloading and Turning
Development in Accordance with Deposited Plans
Development in Accordance with Operational Management Plan
Materials to Match Existing Dwelling (Driveway Materials)
Restriction on Use and Number of Children in Care (2)

Informative(s):

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



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AC0000808122 Created using Plans by Emapsite

0m 20m 40m 60m 80m 100m

Scale: 1:1250

Paper Size: A4

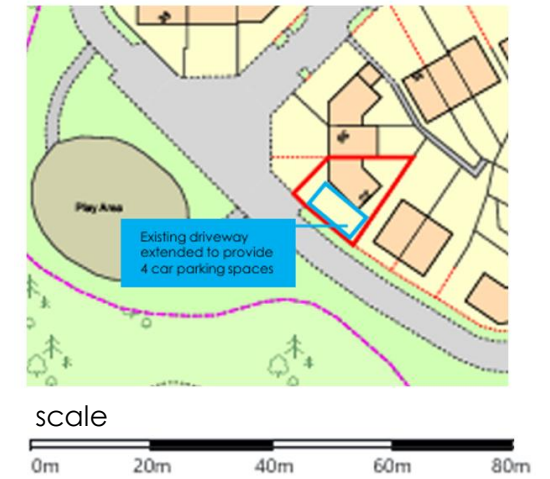
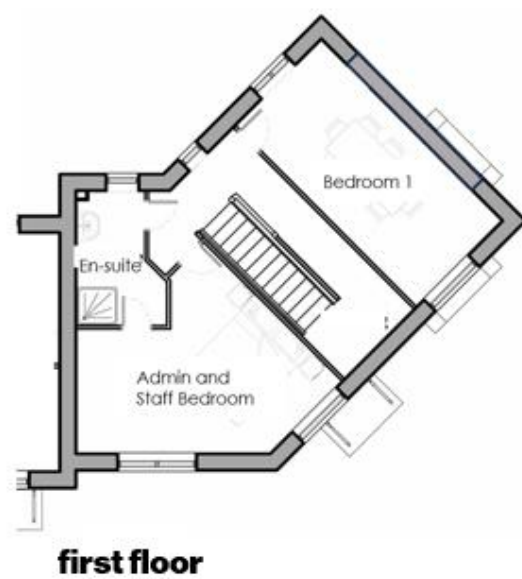
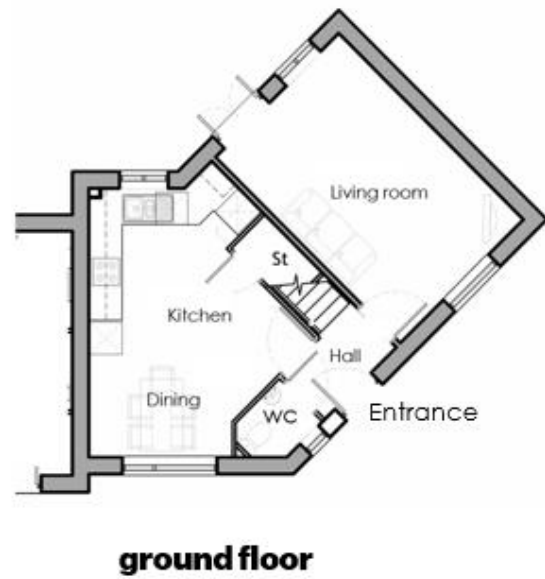
Notes:

LOCATION PLAN
22 Bridle Walk
Donnington
Telford
TF2 7SJ

Revision A - Car parking
spaces added 17Sept25

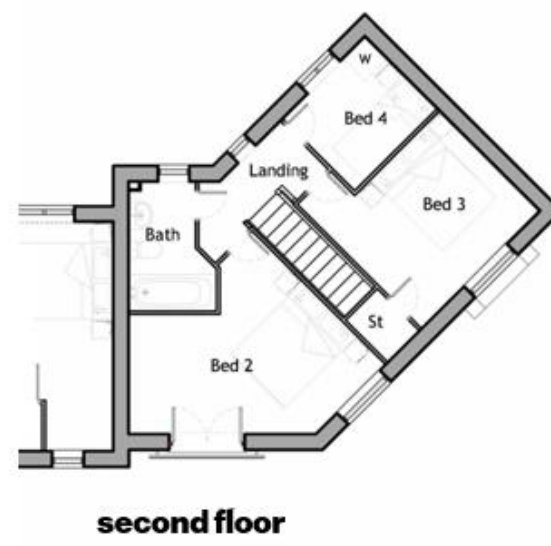
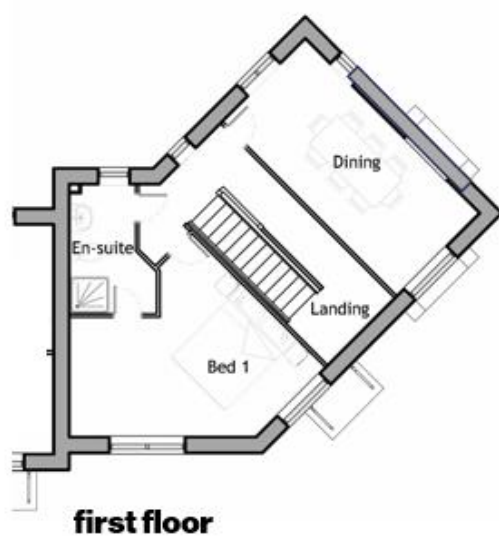


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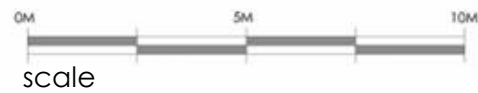


PROPOSED LAYOUTS

BLOCK PLAN



EXISTING LAYOUTS



project
Proposed care home
22 Bridle Walk Telford TF2 7SJ
client
Saisha Healthcare
drawing title
Existing and proposed layout
plans, and block plan
drawing no
856-01 Rev.A – Block plan
amended to indicate parking
19.09.25
scale
1:100 and 1:200 full size
please see scale bar
date
5 August 2025

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TWC/2025/0547

10 Emral Rise, Dothill, Telford, Shropshire, TF1 3LG

Change-of-use of a dwellinghouse (Use Class C3) to a small children's residential care facility (Use Class C2), installation of 1no. window on the first floor north east elevation and creation of an extended driveway and vehicular access ****AMENDED PLANS & ADDITIONAL INFORMATION RECEIVED**** ****AMENDED DESCRIPTION****

APPLICANT

Turnstone Residential Ltd

RECEIVED

12/08/2025

PARISH

Wellington

WARD

Shawburch and Dothill

THIS APPLICATION IS BEING HEARD AT PLANNING COMMITTEE AS THE PROPOSAL HAS RECEIVED A SIGNIFICANT NUMBER OF OBJECTIONS AND HAS BEEN CALLED IN BY CLLR TOMLINSON

On-line Planning File:

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2025/0547>

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 site subject to this application is 10 Emral Rise, Dothill, a residential dwelling situated on the Eastern side of Emral Rise.
- 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 mainly detached properties.
- 2.3 The site to which the change of use relates comprises a 2-storey, four-bedroom detached dwelling with parking and private amenity space to the rear. The application site is located approximately 5.2 miles from Telford Town Centre and approximately 1 mile from the Market Town of Wellington. 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 of a dwellinghouse (Use Class C3) to a small children's residential care facility

(Use Class C2), installation of 1no. window on the first floor north east elevation and creation of an extended driveway and vehicular access.

- 3.2 The proposed Care Home will provide a home for up to three children between the ages of seven (7) and seventeen (17) under the care of two full-time staff members and one manager, in a safe and secure environment. The proposed care home will operate as closely as possible to a standard family household, in order to mirror a typical family environment.
- 3.3 In terms of external alterations, the Applicant is looking to install a window at first floor level, on the side elevation and make changes to the existing driveway by way of extending the area of hard surfacing and the existing vehicular access.
- 3.4 As part of the assessment carried out, Officers have sought clarity on some of the information provided, as well as additional information in the form of a Staff Rota. This information was required to allow the LPA's assessment to be finalised.

4. RELEVANT PLANNING HISTORY

TWC/2020/0716 – Erection of a single storey side extension to link onto the existing detached garage, conversion of the existing garage into a habitable room and temporary siting of a garden shed for a period of 18 months (Retrospective) – Full Granted on 27th November, 2020.

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 Wellington Town Council. Following receipt of additional information a re-consultation was also undertaken.

6.2 The Local Planning Authority (LPA) received 57 objections to proposed scheme. The following summarised issues were raised in objection to the proposal:

- Number of elderly people living on the street and concern regarding disruption.
- Concerns regarding increased noise.
- General disruption due to the nature of users.
- Business operation in residential area.
- Insufficient parking for the proposed use. Given the required number of carers in the amended plan, plus the manager, there will be a basic need to have a minimum of four available staff parking spaces at the home. However, there is only a single dropped kerb and even if it is possible to extend this, taking into account the lamppost sited partway across the frontage there will still not be enough on-site parking for four vehicles, let alone five.
- Lack of parking in the area / congestion on highway.
- Increased traffic, especially during change over times and increased number of visitors, with essential staff such as social workers,

- therapists, health workers and family visiting on a regular basis
- Given that carers will not be living permanently within the premises, the occupants will not be living together as a single household and the proposed use cannot fall within Class C3(b). The class use actually falls within Class C2.
 - The LPA should therefore deal with this as a material change of use.
 - Proposal is contrary to Policy HO7 of the TWLP, considering the location as a solely residential area and lack of services available.
 - Impact on community cohesion and safety due to increasing anti-social behaviour.
 - Out of keeping with the residential character of the area.
 - Existing garden is small, insufficient amenity space.
 - Property is subject to a restrictive covenant.
 - Property is unsecure for the children being cared for.
 - No local amenities for entertaining users.
 - C2 use represents a fundamental and intensive use shift, exceeding the scale appropriate for a neighbourhood designed for single family occupancy.
 - Overdevelopment of the site.
 - The site lacks features such as parking and nearby healthcare/community resources – meaning the use is unsustainable.
 - Loss of privacy and overshadowing – due to window proposed.
 - Noise and disruption during construction.
 - Not all the residents in the area have been notified formally of the proposals.
 - Dwelling is insufficiently sized.
 - Inaccuracies within supporting documentation.
 - Would result in tenant seeking alternative housing.

7. STATUTORY REPRESENTATIONS

7.1 Wellington Town Council: Object:

- Lack of parking.
- Fear of antisocial behaviour.
- House not suitable, change character of the street.
- Street has elderly residents and is quiet – fear of disturbance.
- Too many carers coming and going, causing congestion on an already narrow road.
- Privacy worries for neighbours.
- No teenager facilities within close proximity to the site.
- Will negatively impact the community.

7.2 Cllr Karen Tomlinson: Object:

- Lack of transparency regarding the planning application with existing residents. Failing to take into consideration the views of neighbouring on Emral Rise and residents nearby.
- Contrary to Policy HO7 of the TWLP, as site is not suitable for this proposal, considering the location as a solely residential area and lack of services available.
- Property is subject to a restrictive covenant.
- The property is located on a narrow road, which poses several concerns with regards to traffic and parking. No capacity for pavement parking outside of the property due to how narrow the road is. If parking was allowed on the road, it would prevent the neighbours opposite from exiting their driveways.
- Whilst there is a driveway proposed, this is unlikely to meet the capacity of vehicles attending the residential home, with staff changeover, family & friends, social workers, health visitors etc.
- 2 members of staff and one manager daily, which demonstrates that there will not be enough parking.
- Significant impact on the surrounding properties, with regular staff change overs creating noise disturbance due to traffic arriving and leaving, as well as potential activities within the home leading to increased noise.
- Concern around the impact of business operations on the character of a residential area, and how it would be operated.
- Fear of crime / anti-social behaviour.
- Concerns about the existing extensions, which local residents believe did not gain the correct planning permission initially and was retrospective. Not the correct footings within the existing kitchen.
- Different building requirements, such as accessible standards, communal facilities.
- Applicant has no services already provided.
- Various contradictions and a lack of clarity within the plans submitted, including confusion over the number of residents.
- Contradiction in terms of who will be accommodated within the property; suggesting a lack of understanding by the provider.

7.3 Local Highways Authority: **Comment:**

- On review of the updated submission documents, the Local Highways Authority would raise the following comment.
- The updated submission now indicates that the existing driveway parking area and vehicle access crossover will be improved to accommodate 4no. vehicles that are easily accessible and convenient for use by staff/visitors.

- The 'Staff Rota Option 4' and 'Design and Access Statement' now clearly indicate 2no. staff stay on-site for 48 hours at a time, with travel only occurring on handover days. Handovers between sleep-in staff are now proposed to be staggered with the site manager arriving and departing outside of handover periods. For the majority of the time, there will be a maximum of 3no. staff members on site at any one time. The proposed parking arrangement would therefore be sufficient to accommodate development parking demand and the operational house car.
- The Applicant does look to provide cycle storage at the front of the property to encourage sustainable travel as an alternative to use of a private vehicle, which is fully supported by the LHA. The LHA would recommend storage for 2no. bicycles is provided to support the development. Details of cycle storage can be dealt with via planning condition.
- The LHA are therefore content that the Applicant has overcome the previous reasons for refusal and would not be in a position to support the proposal.
- This is subject to conditions and informatives being included on any decision notice.

7.4 Specialist Housing Team: **No Objection:**

- From a commissioning point of view, there is a need within the Borough. The quality and safeguarding evidence will be once Ofsted register the service and commissioning utilise the provision with a user in placement. Housing have met with the provider at the property.

7.5 Shropshire Fire Service: **Comment:**

7.6 West Mercia Police: **Comment**

- Application has been assessed on the likely impact on local residents and the resources of both the local authority and policy.
- Paragraph 91 of the NPPF recommended that LPA's aim to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.
- Whilst not formally objecting to the proposal, there are opportunity to design out crime, reduce the fear of crime and to promote community safety.
- Should planning approval be granted, the below should be considered.
- Boundaries: lower fences/hedges at the front of a property around 1m high are better than high fencing, allowing for natural lines of sight and not providing cover for someone hiding. Taller fencing recommended to rear and sides to prevent easy access.

- Outbuildings: garage doors are vulnerable and can be made more secure by installing additional security such as padlocks.
- Wheelie Bins: these should be stored behind a locked gate, as can be used as a climbing aid.
- External lighting: recommended at all entrances. Should be out of reach to prevent tampering.
- Landscaping: should be cut down to below 1m at front of property.
- Windows: key operated locks are recommended. Window opening restrictors allow ventilation – they're not a security feature.
- Doors: doors and door frames should be secure, robust and fit for purpose.
- The principles and standards of the Secured By Design initiative give excellent guidance on crime prevention through the environmental design and also on the physical measures.

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

8.4 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.

8.5 The application site is located within the Built up Area of Telford, where the principle of new development is generally considered acceptable under Policy SP1 of the TWLP. 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.

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

8.7 **Scale and Design**

8.8 The application site comprises an existing detached, four-bedroom dwelling with off-road parking and private amenity space available. In addition to the proposed change of use, the Applicant is looking to extend the existing driveway and vehicular access, and install a window at first floor on the side elevation; some minor internal changes are also required to ensure that the home meets the needs of the residents.

8.9 The proposal will provide private bedrooms for each of the three (3) children, with a bedroom / managers office being provided at first floor and a managers room being provided at ground floor; these rooms will therefore be 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'. As per the Block Plan provided, the existing amenity space measures approximately 63 square metres and this is an appropriate in size for the proposed use. Officers are therefore satisfied that whilst the use of the site is changing, this is not unacceptably intensifying and will not result in an overdevelopment of the site.

8.10 The scale and design of the existing dwelling will not be altered as a result of the proposal and the scheme will not therefore impact the existing streetscene. The works to the driveway are also considered appropriate, and Officers would look to include a condition requesting details of the materials to be used; Officers would want to see these being appropriate, in keeping with the surrounding area, and matching those on the existing driveway. 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.

8.11 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.
- 8.12 The application site is situated within the Built up Area of Telford, and is considered to be a sustainable location. The site is approximately 0.6 miles from local shops and services, 0.4 miles from Dothill Primary School and 0.5 miles from Charlton School; as such, the siting of the proposal is considered appropriate. The scheme is also considered appropriate in terms of design given the external changes proposed, which will remain in keeping with the character and appearance of the site and its surrounding area. Furthermore, the proposal meets the specific needs of its proposed residents and as such complies with Policy HO7 of the TWLP.
- 8.13 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 whilst a comment was initially raised by the Council's Specialist Housing Team, given the inaccuracies with some of the documents submitted, they have outlined that there is a need for this accommodation within the Borough. This is further supported by a Ministerial Statement on 'Planning for accommodation for looked after children' released in May 2023.
- 8.14 Notwithstanding the above, a comment has been raised by the Council's Specialist Housing Team outlining that the Applicant will need to be Ofsted registered; however, this is not a material planning reason to warrant the refusal of this application.
- 8.15 Impact on Amenity of Adjacent Properties/Uses**
- 8.16 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.
- 8.17 Whilst the proposed use does involve the care of children, as the existing dwelling falls within Use Class C3 and given that the proposed use will be 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.
- 8.18 The proposed development will provide a home for a maximum of three children ranging between the ages of seven (7) and seventeen (17). 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. Officers have based their assessment on the Staff Rota provided, which

outlines that the on-site manager will typically work Monday-Friday, between 09:00 and 17:00; outside of these hours the manager will be available on an on-call basis, responding to any urgent needs. The two care staff will work 48-hours shifts. On change over days, one carer will finish their shift at 08:00, with change overs taking place between 07:30 and 08:00. The second carer will then finish their shift at 10:30, with change overs taking place between 10:00 and 10:30. This staggered approach has been proposed to avoid disruption and ensure that on-street parking is avoided. As such, the maximum number of staff on site at any one time will be four, but this would only be during the 10:00 till 10:30 changeover, for a maximum of 30 minutes, every other day.

- 8.19 In addition to the above, the Planning Support Statement 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 six weeks, but this is subject to the need of the individual children. As such, the intensity of these visits are limited.
- 8.20 Concern has been raised in this instance regarding the installation of a first floor window and the fact that this would lead to overlooking and a loss of privacy. The window will be obscurely glazed and Officers have proposed a condition, stating that the window must be obscurely glazed to a satisfactory level and therefore required in perpetuity. Officers do not therefore consider the proposed window would lead to loss of privacy.
- 8.21 During the formal consultation period, a number of concerns have been raised regarding the impact the proposal would have on neighbouring amenity, including impacts due to increased noise. This has been considered at length by Officers and whilst the proposed development will offer a level of on-site care (as set out in the Planning Statement and supporting information), it is considered that the daily operation of the home will not prejudice or undermine the existing surrounding uses. A comment has also been raised regarding noise being caused during construction works; however, given the scale of the proposed external works, Officers do not consider this would be significantly detrimental and the scale of the scheme would not warrant the inclusion of a condition requesting a Construction Environmental Management Plan be submitted. It is considered therefore that the proposal accords with Policies BE1 and HO7 of the TWLP in relation to impact on neighbouring residential amenity.
- 8.22 **Highway Impacts**
- 8.23 When this application was first submitted, the Local Highways Authority did initially object to the works on the basis of insufficient, off-road parking being available. This being said, amended plans have been submitted and the Applicant has now demonstrated on a Proposed Block Plan the on-site parking provision available. This includes works to extend the existing driveway and vehicular access, allowing adequate space for up to 4 cars to be

accommodated. Whilst Officers have noted that there is an existing gate on site, in line with the main, principal elevation, this has not been shown on any of the plans and Officers have made this assessment based on this gate being removed; a suitably worded condition would therefore be included, ensuring this is the case.

- 8.24 From the Proposed Block Plan, the proposed driveway will have a total width of approximately 9 metres. Directly in front of the existing dwelling, the driveway measures approximately 7.4 metres in depth and to the side (South) of the dwelling the width of the driveway measures approximately 3 metres and the depth of the driveway between the North West elevation of the existing kitchen and the main North West (principal) elevation is approximately 6.5 metres. As per national guidance (Manual for Streets 2007), which is also referred to within the Telford & Wrekin Local Plan, a standard off-road parking space should measure 2.4m x 4.8, whereas if the spaces are abutting a hard boundary or wall, the LHA request a minimum width measurement of 3m. In this instance, based on the measurements taken from the Proposed Block Plan, Officers are satisfied that 4no. off-road spaces can be suitably accommodated on the proposed driveway.
- 8.25 As a result of the above, the number of staff change overs per day being limited and staggered on the days where change overs do take place, and in recognition of the proposed development and staffing numbers presented on the Staff Shift Rota 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. 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. To further control the development, Officers have requested that the Applicant include measures within their Planning Statement/Business Plan, to ensure the staff park in the off-street spaces where available, with on-street parking being limited to the 07:30-08:00 and 10:00-10:30 changeover.
- 8.26 A comment has been noted regarding mention of a House Car and where this would be parked on site. As per the staff rota, if a House Car is to be accommodated on site, during the one set of change overs there will be a half an hour time frame where 5 cars will need to be accommodated. However, given the short time frame for this and the fact that it is once every 48 hours, this is not considered to be significantly detrimental to the surrounding highway network and would not allow for a technical highways reason for refusal. Similarly, whilst there may be some external visitors to the site these are understood to be infrequent; as a result of this and given that the application site is currently used as a residential dwelling, whereby visitors could be frequent, this is also considered acceptable on balance.
- 8.27 Further to the above, a comment has been raised in this instance relating to the existing lamppost evident. This has also been discussed with the Local

Highways Authority and given the positioning of the lamppost, Officers do not consider this would need to be affected as a result of the extended driveway/vehicular access. This being said, further consideration would need to be given to the proposed dropped kerb and a Section 184 License would need to be applied for with the Local Highways Authority. A suitably worded informative would therefore be included on this decision notice.

- 8.28 Whilst the proposal is for a Children's Care Home, it is acknowledged that the site will be operated in a similar manner to a residential dwelling. The children being cared for range from the ages 7-17 and are therefore unlikely to have use of a car, with only the carers requiring parking facilities.
- 8.29 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 complies with 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.
- 8.30 **Other Matters**
- 8.31 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.
- 8.32 Firstly, a comment has been raised regarding the use class of the proposal and how this should be dealt with as a material change of use from Use Class C3 to Use Class C2. Officers can confirm that this is a full planning application and as per the description of the application, the scheme has been assessed as a material change of use from Use Class C3 to Use Class C2. The correct application type has therefore been submitted.
- 8.33 A comment has also been raised in relation to there being a restrictive covenant on the application site. Covenants are not material planning considerations and cannot therefore be taken into account during the assessment carried out. This would be a civil matter for the Applicant to look into.
- 8.34 Furthermore, a comment has been raised regarding inaccuracies within the supporting documentation. Officers did note this when the scheme was first submitted and the Applicant was given the opportunity to amend the supporting documentation. This not only allowed the LPA's assessment to be finalised, but as per Para 39 of the NPPF, ensured that the LPA worked proactively with the Applicant.

- 8.35 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.
- 8.36 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 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
Details of materials
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 (3)
Removal of existing gate
Window obscurely glazed

Informative(s):

COAL AUTHORITY – Low Risk Standing Advice
Fire Authority
Highways access
Biodiversity Net Gain – Not Required
Conditions
Reason for Grant



Date

Description

No.

Scale
1 : 1250 @A4

Date
09/05/2025

Drawn by
NT

Checked by
AW

Drawing status

Planning

Project number

25.037

Drawing number

000.001

Drawing Revision

A

Project title

proposed change of use from C3 to
C2.10 Emral Rise Dofhill Telford
And Wrekin TF1 3LG,

Client name

Turnstone residential ltd

Drawing title

Site Location Plan

Site Location Plan

1 : 1250

 Site Application Boundary

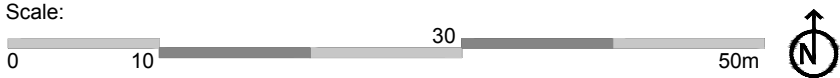


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Illustrated information from 3rd party consultants/specialists is shown as indicative only. See other consultant / specialist drawings for full information and detail.

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Existing Block Plan 1:500

Existing drop kurb

Existing Storage



Proposed Block Plan 1:500

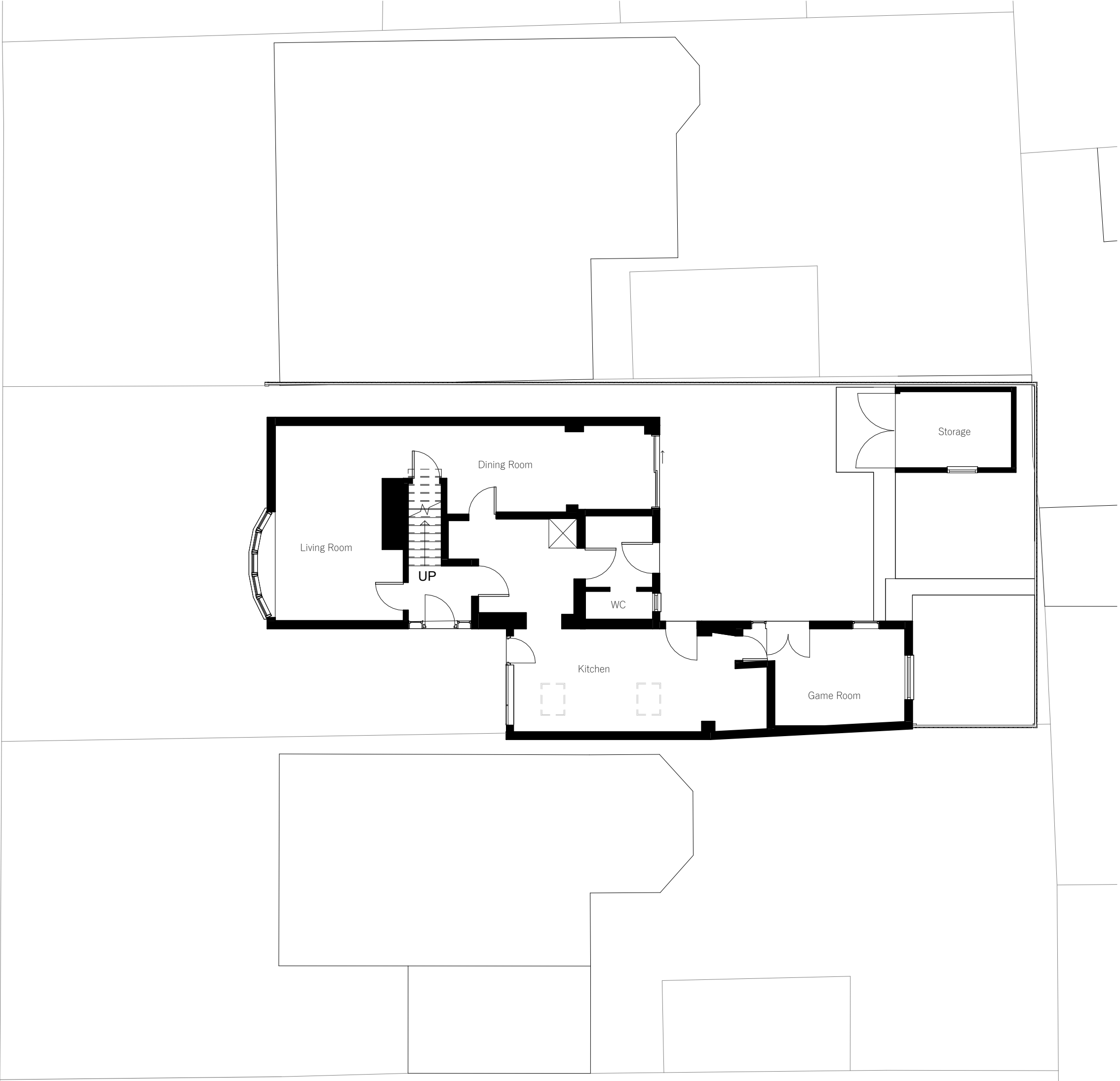
Proposed drop kurb

Proposed Covered
Bike Storage

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Existing Ground Floor Plan
1 : 100



Project title	Drawing Status	Scale	No.	Description	Date
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Telford And Wrekin TF1 3LG,	Project number	Date			
Client name	25,037	09/05/2025			
Turnstone residential ltd	Drawing number	Drawn by			
	020,000	NT			
Drawing name	Drawing Revision	Checked by			
Existing Floor Plan	A	AW			

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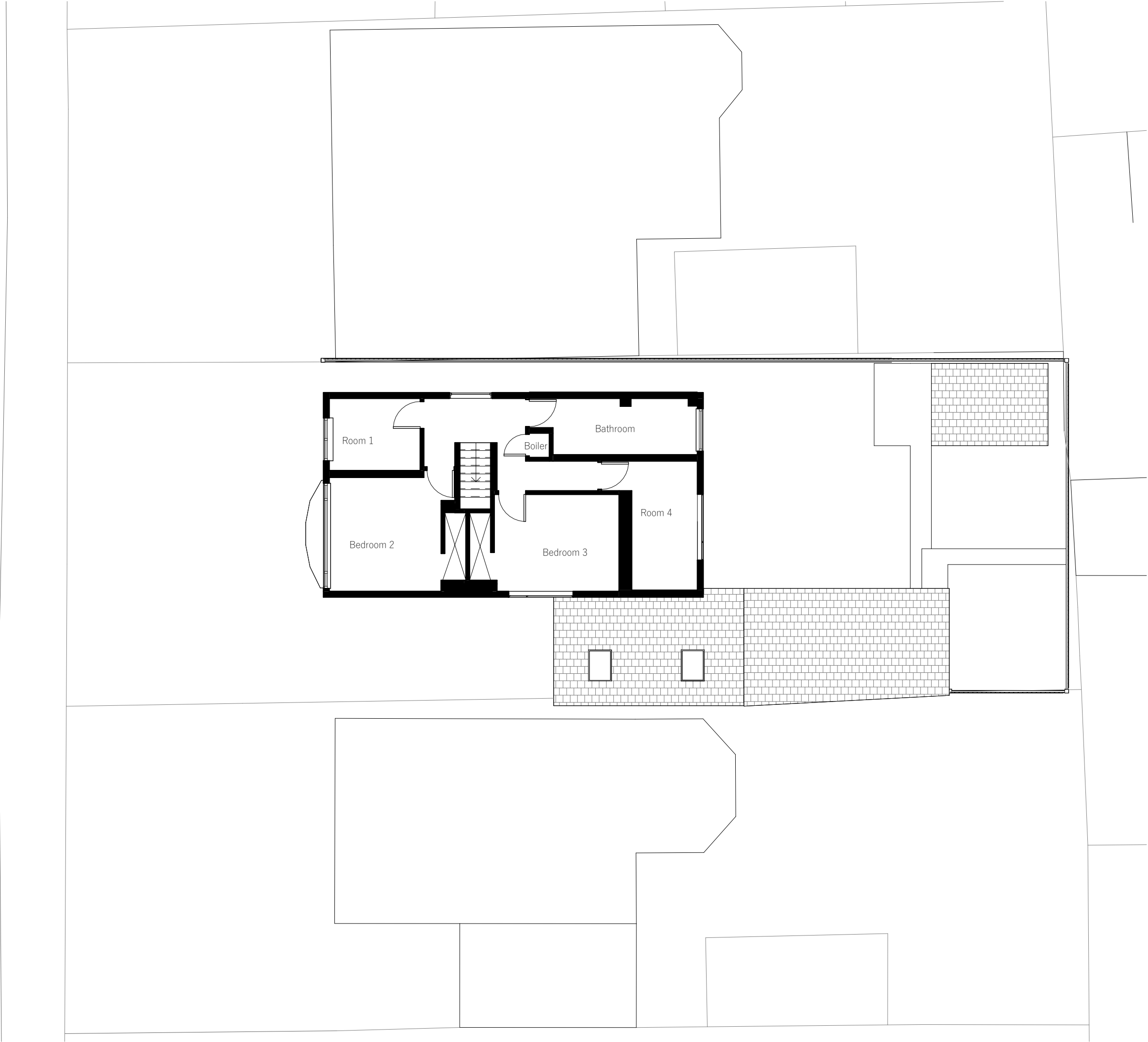
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Existing First Floor Plan
1 : 100



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Illustrated information from 3rd party. See other consultation / specialist drawings for full information and detail.

Project title
proposed change of use from C3 to C2, 10 Emral Rise Dothill Telford
Telford And Wrekin TF1 3LG,

Client name
Turnstone residential ltd

Drawing name
Existing Floor Plan

Drawing Status
Planning

Project number
25,037

Drawing number
020.001

Drawing Revision
A

Scale
1 : 100 @A2

Date
09/05/2025

Drawn by
NT

Checked by
AW

Date

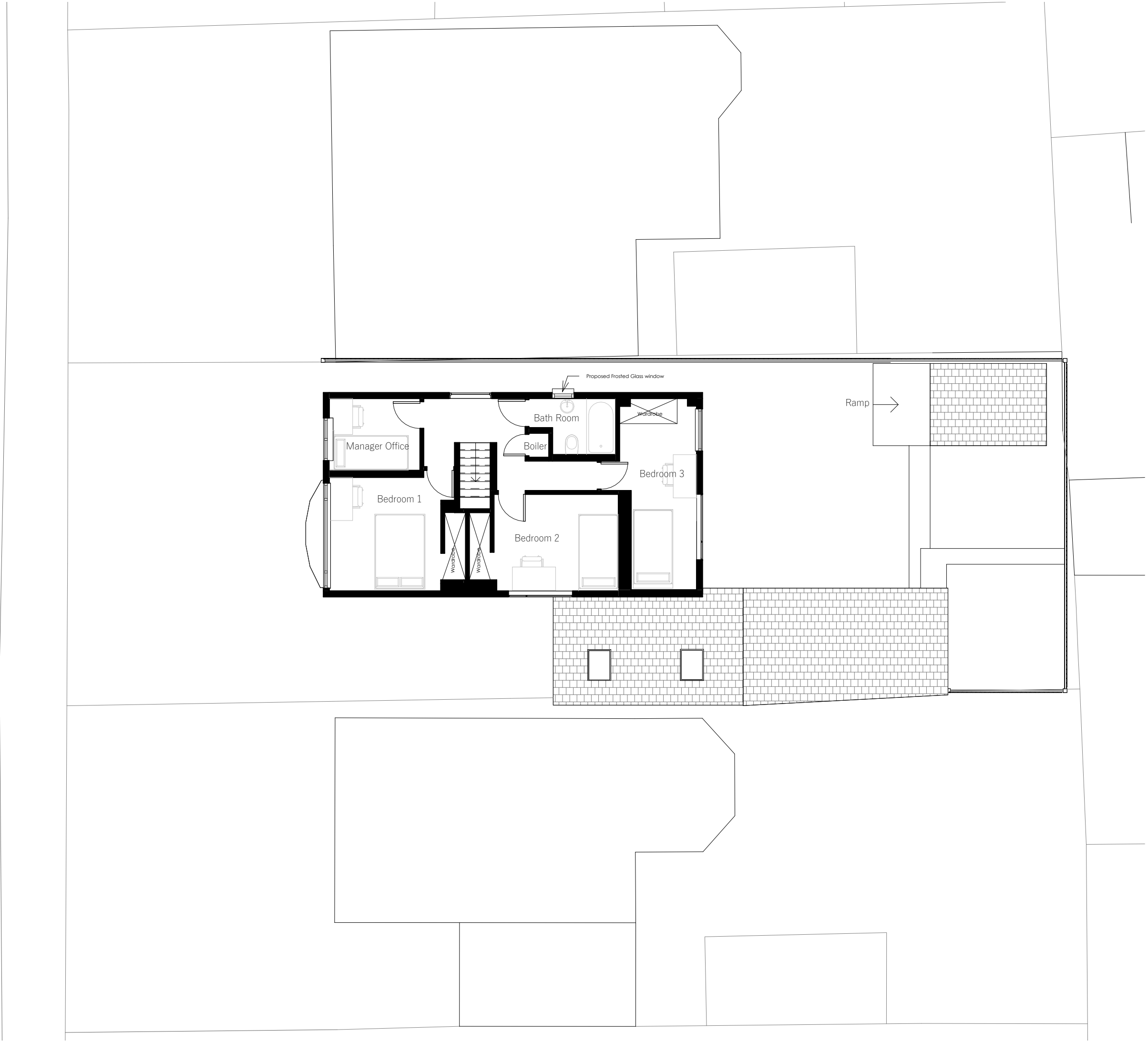
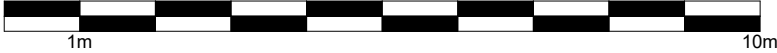
Description

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Proposed First Floor Plan
1 : 100



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Illustrated information from 3rd party. See other consultation / specialist drawings for full information and detail.



Project title
proposed change of use from C3 to C2, 10 Emral Rise Dothill Telford Telford And Wrekin TF1 3LG,

Client name
Turnstone residential ltd

Drawing name
Proposed Floor Plan

Drawing Status
Planning

Project number
25,037

Drawing number
120,001

Drawing Revision
C

Scale
1 : 100 @A2

Date
04/11/2025

Drawn by
NT

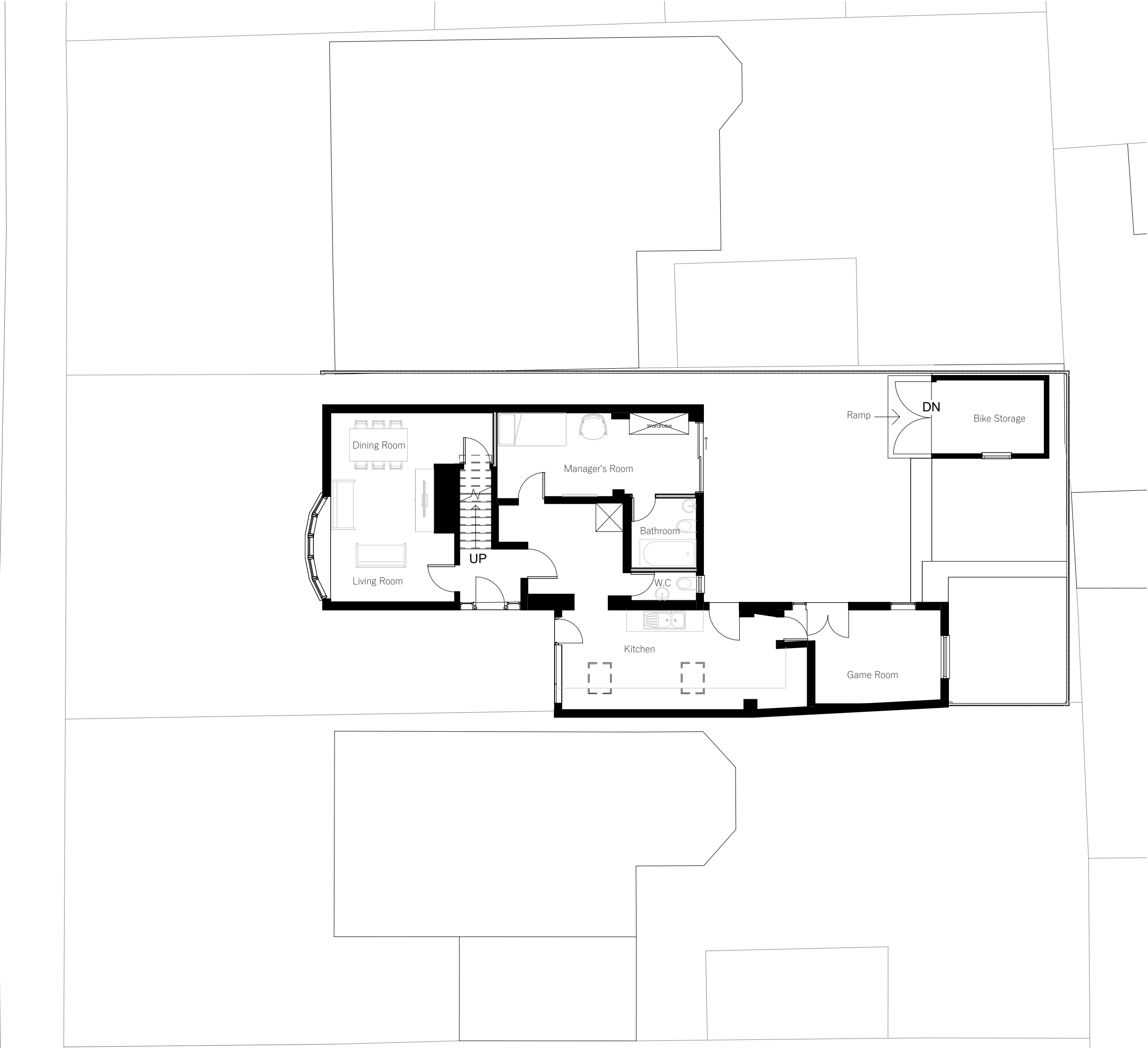
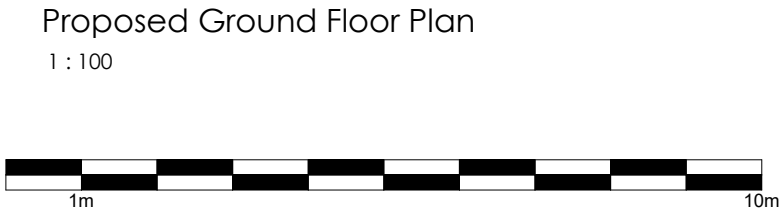
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Description

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Project title	Drawing Status	Scale	No.	Description	Date
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Telford And Wrekin TF1 3LG,	Project number	Date			
Client name	25,037	04/11/2025			
Turnstone residential ltd	Drawing number	Drawn by			
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Drawing name	Drawing Revision	Checked by			
Proposed Floor Plan	C	AW			

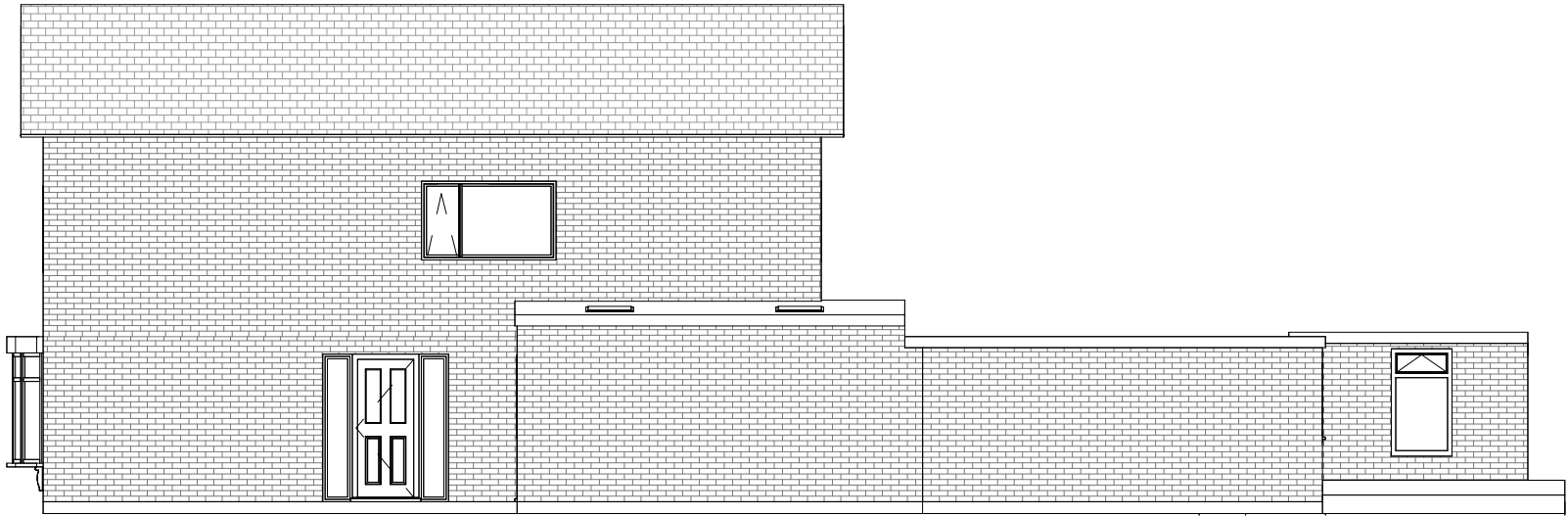
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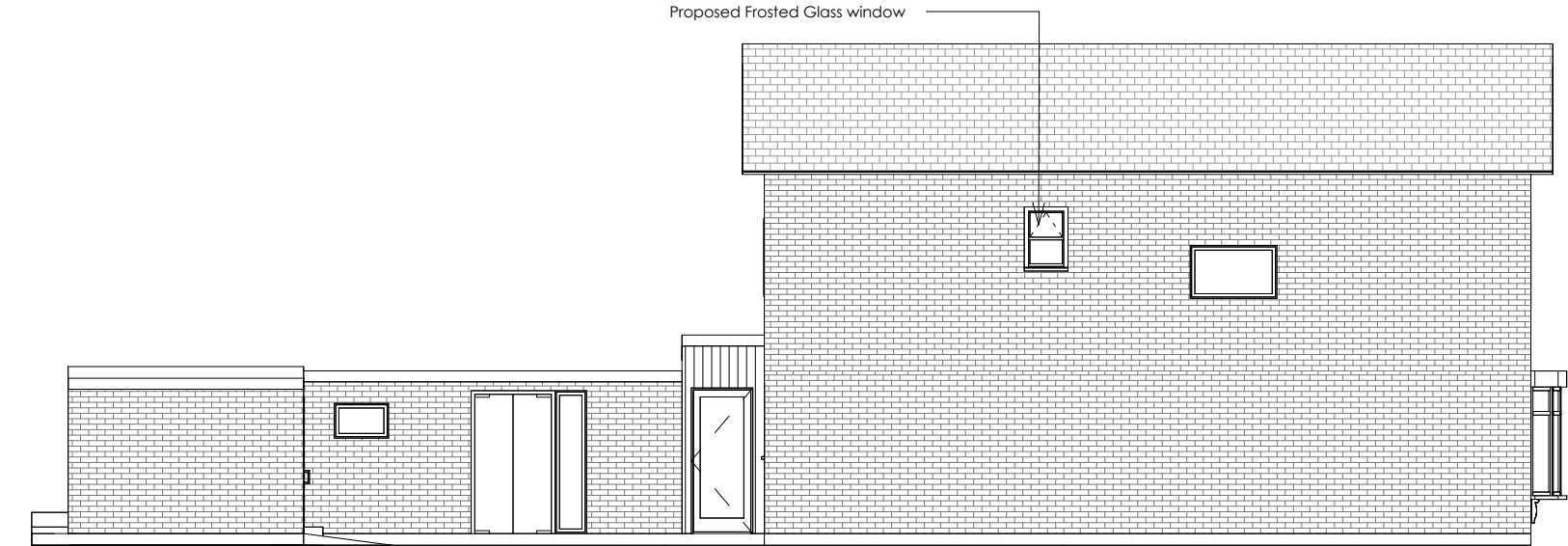
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Proposed South West Elevation
1 : 100



Proposed North West Elevation
1 : 100



Proposed North East Elevation
1 : 100



Proposed South East Elevation
1 : 100

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