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Borough of Telford and Wrekin

Planning Committee

Wednesday 4 February 2026

6.00 pm

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

Democratic Services: Jayne Clarke **01952 383205**

Media Enquiries: Corporate Communications **01952 382406**

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

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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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Agenda Item 3

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 10 December 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 and J Thompson (as substitute for F Doran)

In Attendance: A Annett (Senior Planning Officer), J Clarke (Senior Democracy Officer (Democracy)), S Hardwick (Lead Lawyer: Litigation & Regulatory), V Hulme (Head of Development Management), M Turner (Area Team Planning Manager - East) and C Edgington (Senior Planning Officer)

Apologies: Councillors F Doran and T L B Janke

PC57 Declarations of Interest

None.

PC58 Minutes of the Previous Meeting

RESOLVED – that the minutes of the previous meeting held on 12 November 2025 be confirmed as a correct record and signed by the Chair.

PC59 Deferred/Withdrawn Applications

None.

PC60 Site Visits

None.

PC61 Planning Applications for Determination

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

(a) TWC/2025/0534 - 22 Bridle Walk, Donnington, Telford, Shropshire, TF2 7SJ

This was an application for a 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 had been deferred at the meeting of the Committee on 12 November 2025 to enable Members to undertake a site visit.

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

Councillor O Vickers, spoke on behalf of the Parish Council and the residents of Donnington who understood the need for a good decent home for children, but raised concerns in relation to the suitability of the property, standard of care, lack of parking, arrival and departure times of staff, professionals and family members at regular times which would exacerbate the current parking difficulties. He asked that the Committee refuse the application.

Mr S Pierce, member of public, spoke against the application and raised concerns regarding the unsuitability of use class C2 and felt this was driven by investment rather than care. He raised further concerns regarding the true pattern of the on street parking and the precedent that would be set for such use on a cul de sac, the antisocial behaviour and the risk of absconding, the commercial frontage of the premises, round the clock care and change over patters in relation to noise from car alarms, doors and windows. He considered that children needed to be in a safe and secure home but this was not a suitable property.

Mr A Blake, Applicant, spoke in favour of the application which would be a care home for two children with disabilities and would provide the young people the opportunity to unlock their potential. The property would not be suitable for wheelchair users. The company was not new to Telford and had not had complaints and had care homes in various locations within the borough. He understood the concerns of the community but advised that there were four weekly inspections and unannounced inspections made by Ofsted. Community liaison was important and he would work with the local community with any feedback.

The Planning Officer informed Members that this application was for a childrens care home for up to two children with two staff and a manager present. There would be a staggered changeover pattern being 6.30am and 7am and 6.30pm and 7pm in order to limit car movements. Policy HO7 supported sustainable development which related well to the local context. The scale, design and form was highly sustainable and the Commissioning Team had raised no objections. Amended plans had been submitted in relation to parking and the vehicle arrangements would be in character with nearby properties. Highway Officers supported the application and the Applicant had made a commitment to ensure that parking was monitored and that spaces were utilised in order to prevent on street parking. The fallback position was that the premises could be occupied by two adults and four to six children on which the Council would have no control. It was considered that there was no detrimental impact in relation to parking and traffic and the amended plans were sufficient to accommodate four vehicles.

During the debate, some Members asked if the parking spaces and the soundproofing would be dealt with prior to any children residing at the property. It was felt there was a lot of fear in relation to these applications but there was nothing to say the children would be delinquent and that they could

not see a reason for this application not to be approved. Other Members felt that the site visit had reaffirmed the suitability of the property, waste removal could be accommodated but they did feel that the parking would be an issue, particularly with the position of the lamp post and that the garden space was limited. It was asked if there were any standards regarding outdoor space as this would impact the ability to support the application. Other concerns raised were who were the owners of the segment of grass used as the pavement area and did the Applicant have permission to cross this, removal of the fence would impact child safety, the pond opposite the dwelling, if the children would be attending school and what would happen if the Applicant wanted to increase the number of children in the property to four.

The Planning Officer confirmed that there would be conditions in place that parking spaces and soundproofing was implemented prior to any occupation. It was acknowledged that the garden space was slightly smaller than would be expected but that the dwelling could be occupied by a larger number of children and it had to be looked at in the context of a general family residence. In relation to the grass verge, it was confirmed that the Council did not own the land but it was for the Applicant to ensure they had the correct permissions in place but this was not a planning consideration. In relation to safety of the children in relation to the fence and the pond, again this would be the same fallback position to that of an existing residential property and the carers would be responsible for the children. If the Applicant wished to increase the number of children, they would have to formally apply in writing to vary the conditions and this would be considered on its own merits and would go out to consultation for comments.

The Area Team Planning Manager – East, confirmed that the application would need to be considered on planning policy and on planning merits. The existing house and garden were appropriate for a typical family who would use the property and garden for comparable uses. Ofsted would regulate the legislation and issues covered by separate legislation were not part of the planning process. There wasn't anything set out in planning documents and this couldn't be taken into account as part of the current application. Ofsted would need to be satisfied on the appropriateness of the use and the Applicant would have several hurdles to get through. If the verge was adopted by the Council then the Applicant would have to apply for a licence to drop the kerb to allow for the parking. In relation to standards for outdoor space, guidance would be applied at the point of the development, as the building was already in existence it can operate as expected regardless of guidance. The Planning Officers could not dictate how the facility operated and children would be able to attend SEN schools or have tutoring at home and the parking spaces provided would be used to accommodate any visitors.

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

RESOLVED – 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 Condition(s) and informatics (with authority to finalise Condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager) as set out in the report.

(b) TWC/2025/0547 - 10 Emral Rise, Dothill, Telford, Shropshire TF1 3LG

This application was 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 at 10 Emral Rise, Dothill, Telford, Shropshire, TF1 3LG.

The application had been called in by Councillor K Tomlinson, Ward Councillor and there had been a notable number of objections received.

Councillor K Tomlinson, Ward Councillor, spoke against the application and raised concerns regarding the lack of transparency, the application was contrary to Policy HO7 in relation to specialist housing, lack of outdoor space and the national guidance for dwellings, lack of parking impeded by bins and the lamp post, the bike store and the lack of access to the rear of the property. She raised further concerns in relation to the number of errors within the documentation, design and access, impact on the highways and the neighbourhood plan, the business plan, safeguarding, the operational statement and staff rotas.

Ms N Pitchford, member of the public, spoke against the application and considered that the application was contrary to Policy HO7 and raised concerns in relation to it being a suitable location, staff rotas, highways impact, parking, safety and access, professional visitors increasing the number of vehicles parking on the street and it was unlikely that staff would travel by bicycle or on foot. She considered that the amendments to the application did not address the fundamental issues and that it would cause harm and disruption and she requested that members refuse the application.

Mr L Jinks, Wellington Town Council, endorsed the comments of the previous speakers and reported that there had been over 50 objections to the application. She raised concerns regarding the lack of traffic assessment, retrospective planning permission, technical issues which included overlooking the neighbour, the change of use to a commercial property in a residential area that housed maturing families who used mobility scooters, frames and assistance dogs, parking and antisocial behaviour. It was recognised that children have to live somewhere in safety, but she felt that this was not the appropriate accommodation for this purpose.

Mr Madumere, Applicant, spoke in favour of the application and sought to allay the residents concerns. Parking spaces would increase for four cars and the highways authority had deemed this sufficient. There had been changes

to the staff rota. Work was undertaken to ensure that the children on site would blend to fit the local area and would be a stepping stone for the children to return to their family or until they were able to leave. There were no changes to the premises and the window would be obscured to prevent any overlooking. Their focus was on the local community it was not about profit and it was the intention to raise children within the community to live independent lives.

The Planning Officer set out that the application was within an existing four bedrooomed house and would house up to three young people between the ages of seven and seventeen under the care of full time staff. There were no external alterations to the property and this would not impact the scale and design or cause harm to the street scene and due to the number of children and the level of accommodation this would not intensify the use or cause overdevelopment. The property was within the urban area and with a sustainable location close to local shops, services and primary and secondary schools. It complied with Policy HO7 of the Local Plan and the Commissioning Team had raised no objections and it helped to meet the local sufficiency need. Supporting information had been received which included the staff rota which set out there would be two staff on 48 hour shifts with a manager present between the hours of 9am and 5pm. Shift changeovers were staggered with changeovers at 7.30am and 8am and 10.00am and 10.30am in order to avoid disruption. Some other visits such as Ofsted were likely but the proposal would not adversely prejudice the surrounding area. The additional window would be obscurely glazed and would be subject to a condition so this would not impact neighbour privacy. Work would be taken to extend vehicular access to provide adequate parking and officers were satisfied with the scaled drawing. Objections received during the consultation period had been noted. Officers noted that there had been some inaccuracies within the application and the applicant was given the opportunity to finalise the documents. The property was in a sustainable area and a family home environment which was favoured by Ofsted rather than institutional settings and it met local and national policies. In relation to the lamp post, given the size of the driveway it was not expected that this would impact the access and the Applicant would need to complete a S184 vehicle access application separately to the planning process. In relation to the bike store and the bin store shown to the rear of the property, this was considered beneficial but not necessary for this application to be compliant and there would be sufficient space for two cars to park in tandem.

During the debate, some Members raised concerns regarding on street parking and whether this could be monitored and enforcement action taken if necessary, the impact on the elderly population and would the ages of the children on site and their behaviour be properly controlled. In relation to parking, even with a carefully crafted rota, there would be times when there would be additional vehicles to the four spaces allocated on site and it was felt that this application did not meet parking standards. It was asked what was the purpose of the additional window.

The Area Team Planning Manager – East, informed Members that they could only determine the application and the information set out in front of them and where necessary enforcement action could only be taken if the site was operating outside of the management plan. In relation to the ages of the children, placings would be undertaken by the Commissioning Team who would ensure that the placings were suitable. In relation to parking, the proposed parking was considered sufficient and this was set out in the management plan and there was no technical reason to refuse.

The Planning Officer set out that in terms of the parking, the fallback position was that a C3 dwelling may also be in a similar position with delays and emergencies where off site parking would be occasionally required. In relation to the window, the existing first floor bathroom was being subdivided into a separate bathroom and an additional window was required.

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

RESOLED – 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 conditions and informatics set out in the report (with authority to finalise Condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager).

The meeting ended at 7.17 pm

Chairman: _____

Date: Wednesday 4 February 2026

Agenda Item 6

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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Agenda Item 6a

TWC/2025/0821

Land adjacent Lawley Village Primary Academy, Bryce Way, Lawley, Telford, Shropshire

Erection of a two storey parish community facility building with associated car park

APPLICANT

Lawley & Overdale Parish Council

RECEIVED

27/11/2025

PARISH

Lawley and Overdale

WARD

Lawley

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

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?ApplicationNumber=TWC/2025/0821>

1.0 SUMMARY RECOMMENDATIONS

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 Application Site comprises of a rectangular plot of land measuring approximately 0.2 hectares - the site is undeveloped but is sat within an established developed area.

2.2 The application site is bound by Lawley Village Academy Primary School and its associated pitches to the north and east, a balancing pond to the south and existing residential properties to the west. Bryce Way runs along the western boundary of the site, with verges, trees and laybys.

3.0 PROPOSAL

3.1 This application seeks Full Planning Permission for a Community Building and associated parking.

3.2 The Community Building is proposed to be two-storey in height and would provide a hall area (double height) with meeting and office space and a café area whilst on the first floor are further meeting spaces as well as supporting facilities and a lift shaft. The proposed building is roughly rectangular in shape and sited on the northern portion of the site whilst the car park and associated new vehicular access from Bryce Way is located on the southern portion of the site.

- 3.3 Vehicular access is proposed to be provided from Bryce Way where a new junction will be formed. A car park with 34 spaces will be provided - 4 of which will be disabled and 2 which will be EV compliant.
- 3.4 The site falls within the Lawley Sustainable Urban Extension and whilst some development is still underway, the immediate area surrounding the Application Site is substantially complete.

4.0 PLANNING HISTORY

- 4.1 W2004/0980 – Residential development comprising 3300 dwellings, employment/mixed-use commercial/leisure development, erection of a primary school and community centre, infrastructure works and associated recreational space and landscaping – Approved 18 August 2004
- 4.2 TWC/2010/0828 – Variation of condition 16 of outline planning permission W2004/0980 to exclude the areas comprised within reserved matters application ref TWC/2010/0627 and within plots G4 and G5 as defined within the phasing plan drawing number 006 rev L from the effect of condition 16 (amended description) – Approved 13 December 2011
- 4.3 TWC/2014/0419 – Reserved Matters application for the erection of a primary school with playing field and community facilities and associated works pursuant to outline planning permission TWC/2010/0828 – Approved 14 August 2014

5.0 RELEVANT POLICY DOCUMENTS

- 5.1 Telford and Wrekin Local Plan (2011-2031)

SP1: Telford
 SP4: Presumption in Favour of Sustainable Development
 NE1: Biodiversity and Geodiversity
 NE2: Trees, Hedgerows and Woodlands
 NE6: Green Network
 COM1: Community Faculties
 C3: Implications of Development on Highways
 C5: Design of Parking
 BE1: Design Criteria
 BE9: Land Stability
 ER11: Sewerage Systems and Water Quality
 ER12: Flood Risk Management
 ER1: Renewable Energy

- 5.2 National Planning Policy Framework (NPPF)
- 5.3 Telford & Wrekin Local Plan 2020-2040 (Regulation 22) - 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:

S1: Protecting and Enhancing the Boroughs Green Spaces
S2: Nature Conservation
S5: Mitigating and Adapting to Climate Change
S6: Healthy Stronger Communities
CC1: Sustainable Construction and Carbon Reduction
CC2: Renewable Energy in Developments
CC4: Water Re-use, Conservation Efficiency and Quality
CC5: Flood Risk Management and Sustainable Drainage Systems
NE1: Biodiversity and Geodiversity
NE2: Trees, Hedgerows and Woodlands
NE5: Green Network
EC8: Local Centres and Rural Services
DD1: Design Criteria
DD4: Commercial and Industrial Design
DD6: Waste Planning for Commercial, Industrial and Retail Developments
ST1: Sustainable Travel
ST3: Impact of Development on Highways
ST4: Design of Roads and Streets
ST5: Electric Vehicle (EV) Infrastructure and Parking Design
CI1: Community Facilities
ML4: Land Stability

6.0 NEIGHBOUR REPRESENTATIONS

- 6.1 The application has been publicised through a Site Notice, Press notice and direct neighbour notification.
- 6.2 The Local Planning Authority received sixteen neighbour representations; fourteen objecting to the scheme and two in support. Further to this, a local resident petition has been submitted opposing the new community centre. The petition was collected over the Christmas period and makes reference to some residents being away. Overall the petition gathered signatures of

objection from 48 addresses which can be broken down as following:

- Bryce Way – 22 addresses (31 signatures)
- Palin Grove – 4 addresses / signatures
- Dimpson – 5 addresses (7 signatures)
- Garsty Lane – 6 addresses (8 signatures)
- Birdway – 4 addresses (7 signatures)
- North Moor Grove – 8 addresses (12 signatures)

6.3 The fourteen standalone objections raise the following matters:

- I. question the need for the facility / existing community centre exists;
- II. Community Use Agreement (CUA) at existing school;
- III. concerns with proposed hours of operation;
- IV. noise pollution;
- V. littering / smoking;
- VI. 8 speed bumps installed in 2025 for traffic calming measures - proposal would increase traffic;
- VII. overspill parking onto residential roads;
- VIII. road (Bryce Way) is too narrow;
- IX. increase in Council Tax;
- X. concerns with how public money is being spent;
- XI. should be part of the masterplan not retrospective;
- XII. scale of development not in keeping with the character of the area;
- XIII. café not justified

6.4 Two representations of support were received on the following grounds:

- I. facility is needed to support growth of population;
- II. location is accessible;
- III. design will sit well alongside the existing buildings;
- IV. facility will provide job opportunities

7.0 STATUTORY REPRESENTATIONS

7.1 It should be noted that Lawley & Overdale Parish Council are the applicant of this application.

7.2 **No Comment(s)** have been received by the Ward Councillors

7.3 Highways: Support, subject to Condition(s)

7.4 Ecology: Support, subject to Condition(s)

7.5 Drainage: **Support**, subject to Condition(s)

7.6 Environmental Health: **Support**, Subject to Condition(s)

7.7 Coal Authority: **Support**

7.8 Healthy Spaces: **No Objection**

7.9 Education: **No comment**

7.10 Shropshire Fire Service: **Comment**: Consideration to be given to the information contained within Shropshire Fire and Rescue Service's 'Fire Safety Guidance for Commercial and Domestic Planning Applications' Document.

8.0 APPRAISAL

8.1 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
- Impact on Amenity of Adjacent Properties/Uses
- Design and Layout
- Highways impacts
- Ecology and Trees
- Drainage
- Land Stability

8.2 Principle of Development

The application site is located within the urban area of Telford, and located within the Lawley Sustainable Urban Extension, as supported by Strategic Policy SP1.

8.3 Policy COM1 (Community Facilities) states that Council will support new community facilities or improvements to existing community facilities to meet the needs of local residents.

8.4 The proposed development will be two-storey in height, with a foyer and café area and a multi-purpose room on the ground floor and office areas, including meeting rooms and multi-desk office spaces on the first floor. There will also be a double height large hall on the ground floor. A parking area is located directly adjacent to the building.

8.5 The Application is accompanied by a Business Case prepared by the Applicant, Lawley and Overdale Parish Council. The Strategic aim of the

facility is said to provide a relevant and fully accessible facility to meet local needs; suitable for a wide array of groups, events, community activities whilst also generating income back to the Parish Council.

- 8.6 Lawley Community Centre is currently located within the original Lawley Board School on Arleston Lane, now Lawley Primary School. However, it is understood that due to the age and configuration of this building, as well as growing demand/population, a new facility is needed. It is understood that the main hall at the current community centre is almost fully booked throughout the week (8am-10.30pm); with weekends taken-up with advance availability for weekend-use only. The existing hall also has energy efficiency and parking constraints.
- 8.7 The main hall in the new centre is much larger than the room at the current centre; the former of which measuring approx. 18.7 metres x 11.3 metres. In addition, there will also be several different sized multi-purpose rooms available to hire and adequate storage space for regular user groups.
- 8.8 The Business Case submitted lists a number of enquiries that are unable to be fulfilled at the current hall due to its size and availability. The proposed new Community Centre will be a purpose-built facility to meet the growing needs of residents. The development is also expected to employ 6 no. FTE positions.
- 8.9 The Parish has experienced significant growth over the past 20-years; primarily as a result of the Lawley Sustainable Urban Extension development for Lawley Village. Census figures from the UK Office for National Statistics show the number of residents has grown from a population of 5,591 in 2001 to 12,173 in 2021 and with further development planned / consented this figure is said to rise above 15,000.
- 8.10 Policy COM1 goes on to state that Council will support the delivery of new facilities in the following locations:
 - i. in Telford Town Centre, Market Towns, District and Local Centres, villages and sustainable urban extensions at Muxton (H1) and Priorslee (H2);
 - ii. outside the above locations in places with good accessibility by foot, cycle and public transport; and
 - iii. Under exceptional circumstances on open space if both environmental and social benefits to the local community are demonstrated
- 8.11 The Application Site is located 300 metres from the defined boundary of Lawley Local Centre and is considered to be an accessible location by foot, cycle and public transport, with a nearby bus stop along Bryce Way, as required by part (II).
- 8.12 Some of the public objections raise questions over the need for the facility given the existing community facilities/use at the primary school(s).

8.13 A Reserved Matters Approval (ref.: TWC/2014/0419) pursuant to Outline Planning Application (ref's.: W2004/0980 and TWC/2010/0828), was previously granted by Planning Committee and implemented for the construction of Lawley Village Primary Academy School on land adjacent to the application site. The application site has included within the blue line plan and identified as potential for an additional football pitch. The proposed Community Building would be sited on the land earmarked for this second pitch. The application site is currently an undeveloped parcel of green field. For planning purposes, the land does not constitute an existing playing field and as such does not trigger statutory consultation with Sport England. It is understood that the school has already expanded as was proposed but that the second pitch is not needed. The Council's Healthy Spaces Officer supports the principle of the development on this site.

8.14 The Reserved Matters for the Primary School (ref.: TWC/2014/0419), approved at Planning Committee, submitted a community use zoning plan with the application which identified space which could be used internally for community use (internally within the school) which included a hall, toilets and three separate rooms, as well as the sports pitches outside, subject to a Condition detailing the Agreement.

8.15 Condition 18 of the Reserved Matters permission states '*the designated community rooms and use of the sports pitches/MUGA for community use that are detailed in the application and plans shall be made available for general community use in addition to educational usage in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to first occupation of the school building and thereafter be made available for bone fide community use in accordance with such approved details. Any variation of the approved arrangements for community use shall be submitted to the Local Planning Authority. Reason: To ensure adequate community use of the school buildings and facilities in compliance with the original masterplan for the Sustainable Urban Extension of Lawley.*'

8.16 The Condition above has not been discharged and this planning application does not remove the existing proposal at the school and it would still be expected that the Community Use Agreement Condition attached to the Primary School be satisfied. Notwithstanding this, it is understood that there are operational challenges associated with the shared use of the school as a Community Facility, including hours of operation, safeguarding etc. and therefore some of the objectives of the new Community Centre proposed cannot be achieved in the existing school.

8.17 Furthermore, the Agreement with the use of the external sports pitches / car parking would continue to exist. It is understood the sports pitches are used by a local group 'Lawley Lightmoor.' Noting that the CUA is yet to be

discharged, shared parking arrangements with the school could still be explored through that mechanism.

- 8.18 A number of public objections raise concerns with how the facility is to be funded - this is not considered to be a material planning consideration in the decision-making process.
- 8.19 Regarding principle, a very small area of Green Network intersects this site, however it does not follow the current landscape as it was drawn before the development of this area. Therefore, the original designated features have now largely been lost and landscaping created following the development proposed may be able to be included in the Green Network in future. As such, Policy NE6 (Green Network) is satisfied as there is no loss.
- 8.20 Overall, the Local Planning Authority are satisfied that with the information submitted in that sufficient demand exists for the purpose built community use and that its location is suitably accessible. The proposal is therefore considered to be in accordance with Policy COM1 as well as Policy SP1 of the Telford and Wrekin Local Plan.

8.21 Impact on Amenity of Adjacent Properties/Uses

In terms of impact on amenity, there are existing residential properties along Bryce Way, Dimpson Crescent and North Moor Grove which will be directly impacted by the development.

- 8.22 Policy BE1 (Design) required that developments (xi) *“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.”*
- 8.23 The building measures 7.67 metres in height which is similar in scale to residential properties. Active frontages are included on the southern and western elevation (with the western facing Bryce Way). The separation distance between the residential properties along Bryce Way and the development is between 23.5 metres and 24.8 metres. This level of separation is considered acceptable to the LPA. However, the LPA have sought amendments to the glazing along the first floor of the western elevation to minimise overlooking given the extent of glazing proposed on this elevation. The lower panels on the first floor windows on this elevation are now obscured, which is now considered acceptable to reduce impact. The amended floor plans also include an internal bin store location on the ground floor.
- 8.24 The applicant has submitted a Noise Assessment for Planning Purposes (Report ref.: AEC P5513/R01/PJK, 23/06/2025, Acoustic & Engineering Consultants Limited.) The Report has identified the nearest noise sensitive receptors to the Parish Building are located to the west on Bryce Way, North Moor Grove to the south and Horseshoe Paddock to the east.

8.25 It is understood that the Parish Building will be used by a number of different users and the building could be in use between 0730 and 2200 Monday-Sunday.

8.26 The proposed uses could range from a nursery in the large hall during the day from Monday-Friday, to dance classes/clubs during the evening. In addition, the large hall would be hired out for parties which could include the playing of amplified music.

8.27 The Report assesses noise impacts for the proposed Lawley and Newdale Parish Building to ensure:

- I. internal noise levels meet recommended standards;
- II. noise from the building does not adversely affect nearby residential properties

8.28 The Report concludes that the proposed development can operate within acceptable noise limits without major structural mitigation.

8.29 Compliance relies on operational controls and management of amplified music and plant noise - these matters will be controlled by planning Condition.

8.30 Design and Layout

Policy BE1 of the adopted TWLP concerns design and provides a criteria based approach for assessment.

8.31 The proposal provides a two-storey building and is roughly rectangular in shape, spanning 20 metres by 27 metres. The development presents active elevations to Bryce Way and the car park, providing clear entrance points and interest in the street scene, whilst the northern and eastern boundaries will be bricked. The active elevations provide vertically orientated timber cladding and render with openings to break up the façade. The projecting vertical element encompasses the lift shaft and provides roof access. Photovoltaic panels are located on the roof. The development provides a perimeter area between 1.7 metre and 2.5 metres along the northern and eastern boundaries which would be expected to be gated and used for maintenance purposes.

8.32 Details of boundary treatments, hard and soft landscaping (incl. planting) and enclosures have not been provided but the LPA propose that this matter is Conditioned.

8.33 In terms of appearance it is expected that the building will be constructed in brick, cladding and render - this largely ties into the appearance of the existing primary school adjacent and is considered acceptable and the precise detail/material will be a matter of Condition.

8.34 In terms of waste, it would be expected that this development provide a public litter bin facility on site. This level of detail in terms of its siting is typically

reserved by planning condition but the LPA are satisfied that there is space on site.

8.35 Overall, the LPA considers the proposal would positively contribute to the character of the area and street scene, tying into the existing development(s) whilst externally providing legible spaces for pedestrians and vehicle users, in accordance with the principles of Policy BE1.

8.36 Highway Impacts

Policy C3 of the TWLP requires all developments to mitigate site specific highway issues whilst Policy C5 covers the design of parking.

8.37 The application is accompanied by a Transport Assessment. Vehicular access to the development is proposed off Bryce Way. Bryce Way is an unclassified 30 mph estate road and has been adopted.

8.38 The Local Highway Authority (LHA) makes no objection to the proposals subject to the recommended Condition(s) and Informative(s) being provided on any consent issued. A Financial Contribution of £5000 is being requested for Travel Plan Monitoring. This payment is expected to be paid prior to the determination of the application. However, if this is not the case then a Memorandum of Understanding would be prepared.

8.39 Overall the principle of the development, in highways terms, is deemed acceptable when benchmarked against the severe test within the National Planning Policy Framework (NPPF). Traffic generations associated with a modest community facility, such as this, would generally be low in the context of the local environment and the established traffic movements and patterns in the area. It is also noted that the parking provision provided is in general accordance with the locally adopted standards and the site is in a highly sustainable location, therefore mitigating car reliance for access. Notwithstanding this however, the site is located under 500 metres from the large publically accessible car parking in Lawley Centre, which does offer a short stay provision if necessary.

8.40 The site access onto Bryce way, in principle is acceptable, but will require further detail for approval, in terms of securing its exact geometry but this can be secured accordingly through the discharge of a detailed planning condition and associated highways agreement prior to any construction.

8.41 It is understood that there may potentially be an arrangement with the adjacent school to further accommodate parking need if required outside of school periods. This is provided for the awareness of the Councillors and it not would a material or necessary consideration at this time.

8.42 Drainage

The application is accompanied by a drainage technical note and the relevant SUDS Proforma.

- 8.43 The application site falls within Flood Zone 1 and only a small portion of the site (north-east) corner is located within a low risk of surface water flooding.
- 8.44 The proposed development is expected to increase the impermeable area of the current site, for which is largely greenfield, by 0.17ha (1691.12m²). This figure accounts for new impermeable areas to be created within the red line boundary, as existing areas of hardstanding already exist within this boundary, comprising areas of the Bryce Way carriageway and the adjacent footpath, for which drainage is already provided.
- 8.45 The note discusses the use of permeable paving and rainwater interceptors to treat surface and roof run off. The note confirms that surface water network proposed for the proposed development would provide adequate treatment and attenuation for the surface water generated, discharging to the existing surface water manhole within Bryce Way at 2.0l/s, a rate discussed with Severn Trent Water by which capacity is expected to be sufficient as a result.
- 8.46 An additional foul water network connection is also proposed to serve the development.
- 8.47 The Lead Local Flood Authority is supportive, subject to pre-commencement conditions on the drainage design detail. As such, the LPA are satisfied that the proposal meets Policies ER11 and ER12 of the TWLP.

8.48 Land Stability

The application site is located within a High Risk Coal Mining Area. The Coal Authority have been consulted on the planning application.

- 8.49 The Coal Authority notes the submitted Ground Conditions Report (dated November 2025) from H+E Ltd; the content of which confirms the results of investigations undertaken on the site. In terms of the results, the Report confirms that the only coal seam encountered was thin and intact, with no evidence of any shallow workings.
- 8.50 On account of the above, the Coal Authority is satisfied that the issue of the potential for coal mining legacy to affect the proposed development has been adequately investigated and no conditions are recommended.

8.51 Ecology and Trees

The application is accompanied by a Preliminary Ecological Appraisal, Great Crested Newt Assessment and Report, a Biodiversity Net Gain Baseline Report and the Statutory Biodiversity Metric.

- 8.52 Habitats present on this site are of a lower ecological value for use by wildlife. Two waterbodies were identified nearby through the Preliminary Ecological Appraisal, both sustainable drainage features associated with nearby

residential development. At the time of assessment, both features were dry and therefore unable to be properly assessed for potential to support Great Crested Newts. Given the habitat present on site and limited dispersal potential from the nearby landscape it is deemed that a precautionary approach to development will be suitable, as is recommended in the submitted ecological reports.

- 8.53 Current habitats present on this site are of a lower ecological value, largely comprised of grassland with an area of existing pavement and two young trees. The baseline biodiversity value of the site has been calculated at 1.24 habitat units, no hedgerows or watercourses are present on site.
- 8.54 Current plans indicate an overall loss of 1.21 habitat units, or 97.66% following development. This is largely due to the scale of the proposed development in context of the small site area. Habitats to be delivered are modified grassland areas, however it is indicated that landscaping proposals are not final, with potential for the two trees to be translocated within the new verge.
- 8.55 A Biodiversity Gain Plan (as well as landscaping proposal) submitted pre-commencement will establish how an overall 10% biodiversity uplift will be delivered through the development.
- 8.56 The proposal is considered to be acceptable when assessed against Policy NE1 (Biodiversity and Geodiversity) and NE2 (Trees, Woodlands and Hedgerow's), subject to planning conditions.

9.0 CONCLUSION

- 9.1 Overall, the Local Planning Authority are satisfied that with the information submitted in that sufficient demand exists for the purpose built community use and that its location is suitably accessible. The proposal is therefore considered to in accordance with Policy COM1 as well as Policy SP1 and SP4 of the Telford and Wrekin Local Plan.
- 9.2 The design of the proposal ties in well with the existing development as part of the Lawley SUE and its scale, form and siting is not considered to be overbearing or out of keeping with the character of the area.
- 9.3 Whilst it is acknowledged that there are existing properties that will be impacted by the development, the LPA are satisfied that due to the separation distances, height of the proposed development and glazing specifications proposed that there is no adverse impact in terms of overlooking and loss of privacy. Matters of noise and odour are considered acceptable to the Council's Environmental Health Officer, subject to planning conditions on matters of control / operation.

- 9.4 The Council's Highway, Drainage and Ecology teams are supportive of the proposal, subject to planning conditions as listed.
- 9.5 As such it is deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF and recommended for approval.

10.0 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 conditions) subject to the following:
 - A) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

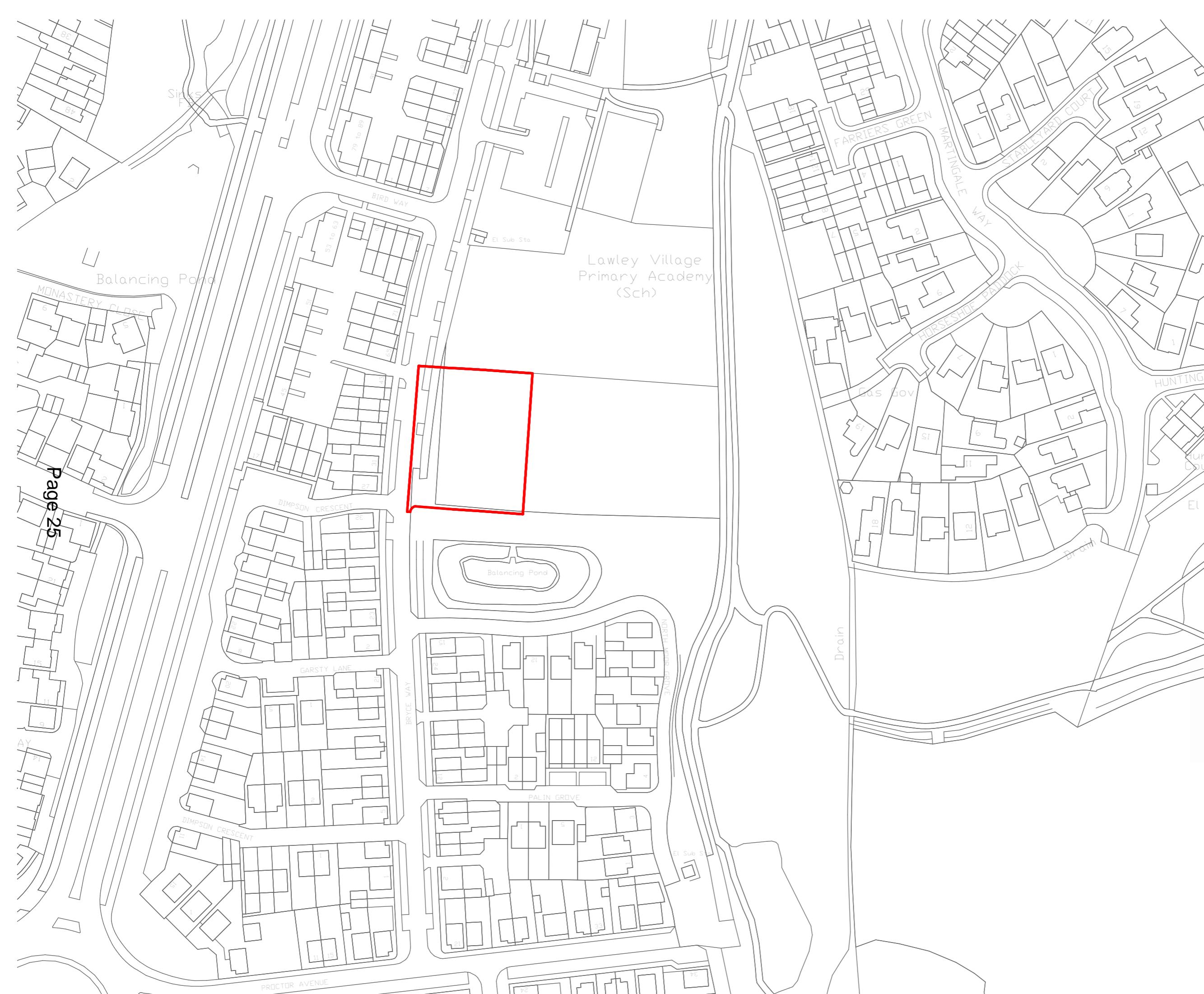
Condition(s):

Time Limit Full
Site Environmental Management Plan
Dust Management Plan
Foul and Surface Water Drainage
Access Construction Detail
Visibility Splays
Car Parking
Cycle Parking
Travel Plan
EV Charging
Details of Materials
Details of Boundary Treatment and Bins
Installation of Artificial Wildlife Features
Lighting Plan
Size of Café
Hours of Operation
Outdoor Events
Glazing Specification
Compliance with Acoustic Report
Noise Condition: Restrict the Use of Sound/Amplifying Equipment
Odour Control System
Development in Accordance with Plans

Informative(s):

Minor Access
Coal Authority – High Risk Area
BNG - Required

Lifespan of Ecological Reports
Badgers
Great Crested Newts
Nesting Birds
Trenches and Pipework
Fire Authority
Conditions
Reason for Grant
Approval Following Amendments – NPPF



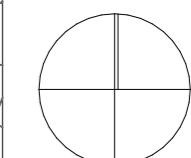
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Safety Health and Environmental Information Box

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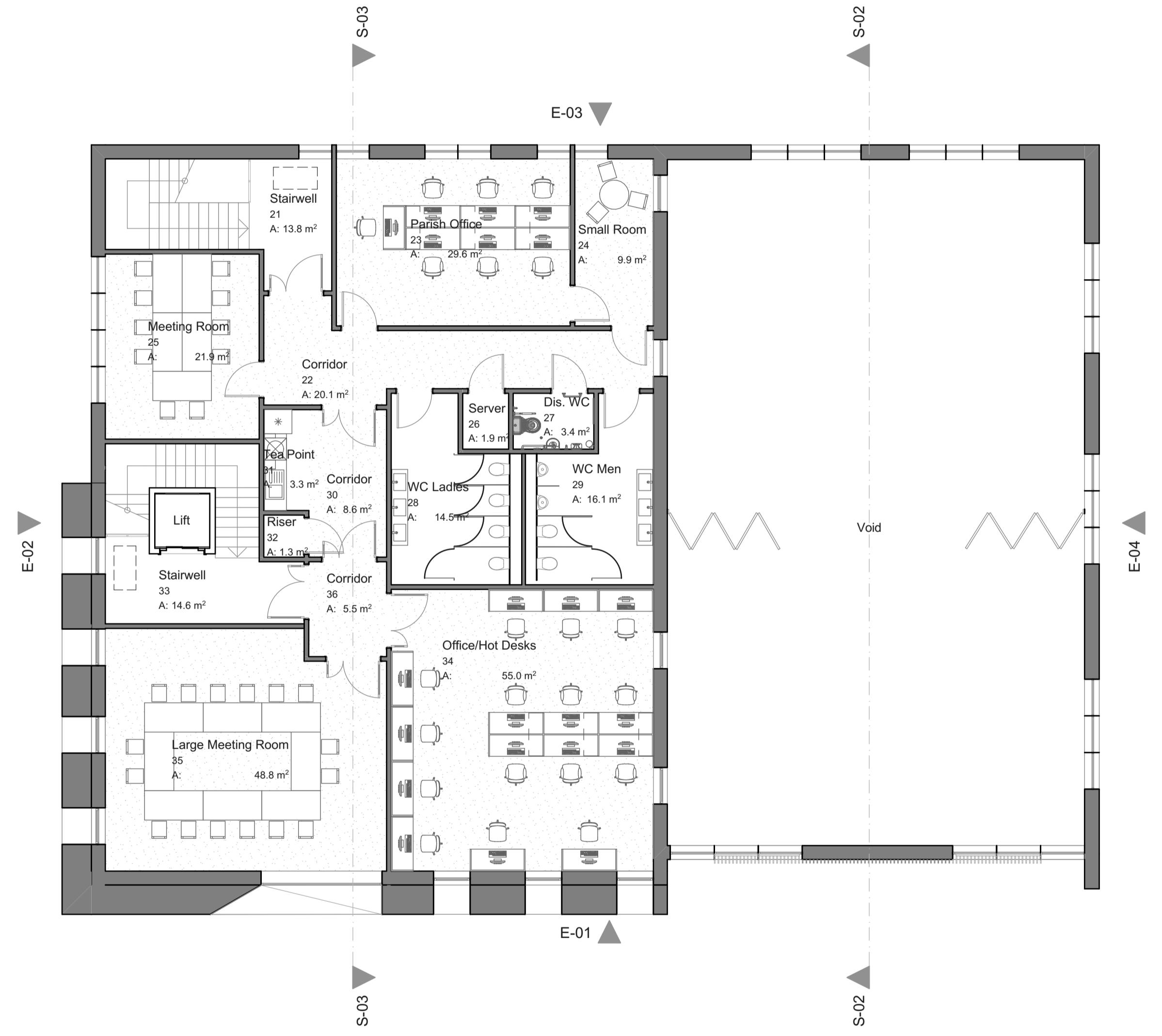
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Safety Health and Environmental Information Box

Construction Risks, Maintenance/cleaning Risks, Demolition/adaptation Risks

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E-03

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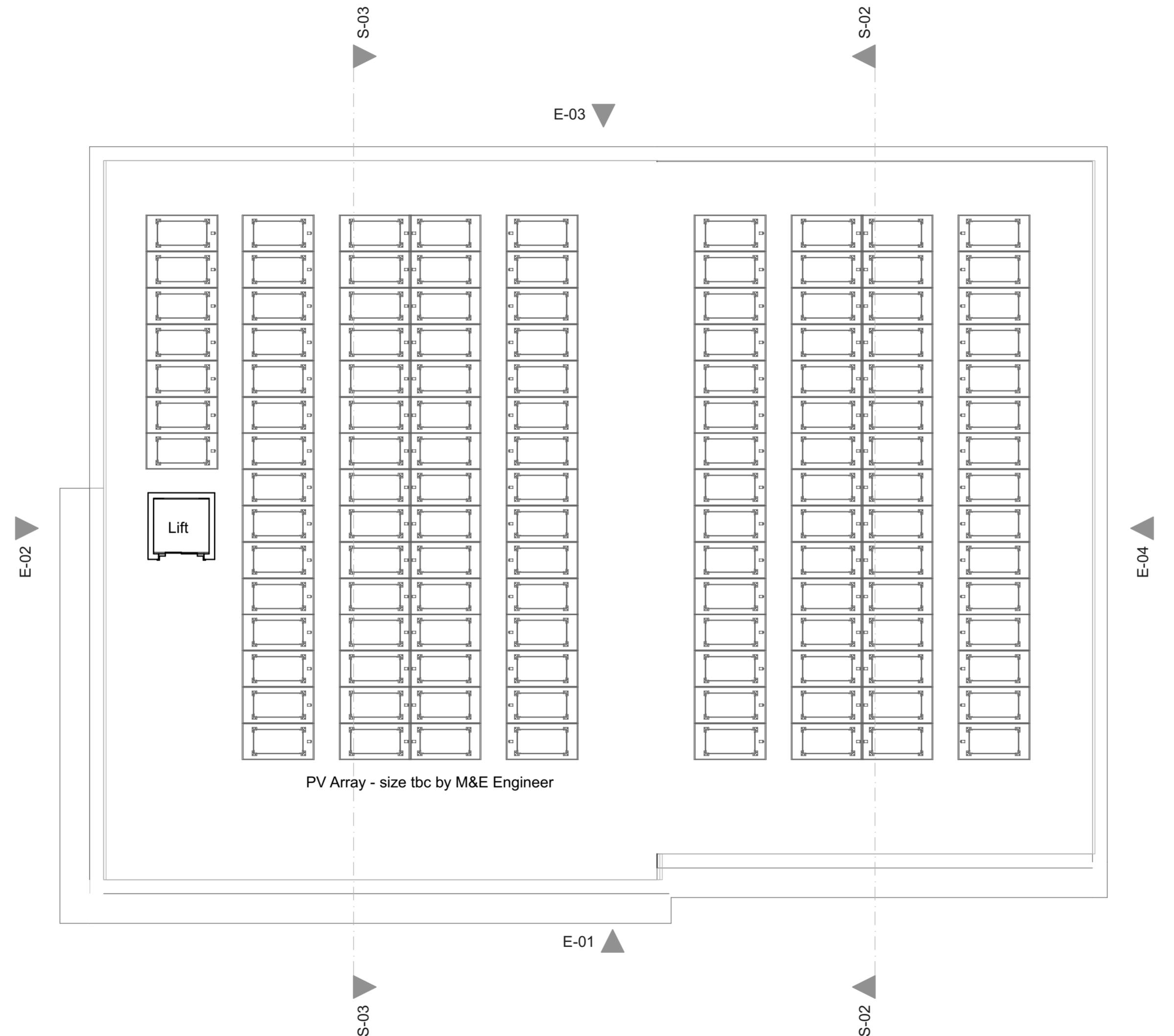
E-04

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Project	Proposed Community Use Building, Lawley				
Client	Lawley Parish Council				
Layout Title	Proposed Elevations				
Scale @ A1	Status				
1:100	Feasibility				
Drawing Number	project originator zone level type role number rev				
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Proposed Roof Plan



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Proposed Community Use Building, Lawley

Lawley Parish Council

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Proposed Root Plan

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Agenda Item 6b

TWC/2025/0548

7 Pemberton Road, Admaston, Telford, Shropshire TF5 0BL

Change of Use of a dwellinghouse (Use Class C3) to a small children's residential care facility (Use Class C2) and creation of a driveway ****AMENDED PLANS & ADDITIONAL INFORMATION RECEIVED****

APPLICANT

Turnstone Residential Ltd

RECEIVED

04/08/2025

PARISH

Wrockwardine

WARD

Admaston and Bratton

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

On-line Planning File:

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2025/0548>

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 7 Pemberton Road, Admaston, a residential dwelling situated on the South Eastern side of Pemberton Road.

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 semi-detached properties.

2.3 The site to which the change of use relates comprises a 2-storey, three-bedroom semi-detached dwelling with parking to the front and private amenity space to the rear. The application site is a corner plot on the junction between Pemberton Road and Burnell Road, is located approximately 6 miles from Telford Town Centre, 0.1 miles from the Admaston Local Centre and approximately 1.6 miles 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) and part-retrospective creation of a driveway.

- 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 create a larger driveway and these works are understood to have already taken place, making the scheme part-retrospective.
- 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. Amendments have also been received, relating to the staff change over times, to ensure that there is a sufficient amount of off-road parking available. This information was required to allow the LPA's assessment to be finalised.

4. RELEVANT PLANNING HISTORY

W88/0992 – Erection of a ground floor extension to house to provide new garage and utility room – Full Granted on 30th November, 1988.

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

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

5.4 Telford & Wrekin Local Plan Review 2021-2041 (Regulation 22):

Please note that the Council are currently at the Regulation 22 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 Wrockwardine Parish Council. Following receipt of additional information a re-consultation was also undertaken.

6.2 The Local Planning Authority (LPA) received 38 objections to proposed scheme. The following summarised issues were raised in objection to the proposal, full comments can be viewed online:

- Proposed driveway changes are retrospective, front green space replaced entirely with tarmacadam, altering the character of the proposed and street frontage without approval.
- Boundary fences between no. 1 Burnell Road and no. 7 Pemberton Road are responsibility of the Applicant. Fences are in disrepair.
- Location for this facility is on the end of a row of semi-detached houses.
- Similar use operated on Pemberton Road, causing disturbances.
- Concern over privacy, security and wellbeing of surrounding residents.
- Quiet residential area with limited parking and narrow access.
- Increased vehicle traffic could cause congestion and raise safety concerns.
- Lack of clarity around staffing levels and number of residents.
- Excessive noise and disruption due to the property being semi-detached.
- Noticeable contradictions within the documents submitted.
- Lack of transparency and community engagement by the Applicant.
- Coming and going of staff at all hours of the day is very unsuitable.

- Not enough parking to accommodate the number of vehicles required.
- Concerns regarding antisocial behaviour of residents.
- Possible effect on the value of existing properties.
- Staff will park on the roadside during change overs.
- Concerns over staff change over times.
- Not enough parking for 4no. staff members, let alone visitors. Drive is also not large enough to fit vehicles as shown.
- Houses in the estate have written into the deeds that they shall not be used for business purposes. This proposal would therefore go against these terms.
- Type of use would be fundamentally out of character with the existing residential setting.
- Granting approval could set an undesirable precedent for similar developments in unsuitable residential areas, further eroding the cohesion and character of neighbourhoods.
- Change to Use Class C2 introduces a more intensive and institutionalised use that is fundamentally out of character with the area.
- Creation of driveway may involve the removal of green space, boundary walls or trees; detracting from the streetscene. Also increasing surface water runoff and flood risk.
- Concern regarding siting of cycle shed as next to boundary with neighbour.
- Concern regarding nature of the care company applying.

7. STATUTORY REPRESENTATIONS

7.1 Wrockwardine Parish Council: Object:

Initial Response

- Inappropriate development in a residential area.
- It will result in an increase in traffic with the movement of staff and other health professionals.
- It will also have an adverse impact on the community with the potential for noise nuisance, irregular vehicle movement and disturbance when staff change shifts.
- Furthermore, the site is only yards away from Pemberton Road car park which itself has been subject to anti-social behaviour. To reiterate, this is a totally inappropriate site for this home.

Secondary Response

- The Parish Council still strongly objects to this application as it considers this to be an inappropriate development in a residential area.
- It will result in an increase in traffic with the movement of staff and other health professionals.

- The proposal to create 3 additional parking spaces at the front of the property appears unviable given the properties position therefore street parking is inevitable and likely to be on the curtilage of the junction outside the property.
- The potential for noise, nuisance and irregular vehicle movement will all have an adverse impact on the community.

7.2 **Cllr Kim Tonks: Object:**

- Site is located on the corner of a busy junction. This poses several concerns with regards to traffic and parking. No capacity for pavement parking outside the property due to its proximity to the junction. Already issues with street parking on this road. More hazards created through an increase in the number of vehicles turning into and out of the drive on this busy junction.
- Significant impacts on neighbouring properties due to this being a semi-detached building, which will create excessive noise disturbance to direct neighbours.
- Regular staff changeovers will create noise disturbance through traffic arriving and leaving, as well as the potential activities within the home.
- Distress to current neighbours, who have not been directly consulted or considered.
- Another property in the area was granted a change of use leading to issues for neighbouring properties and antisocial behaviour, resulting in the property changing back from a residential facility to a family home.
- Various contradictions and lack of clarity within the plans, including confusion over the number of residents. Also, contradictions in terms of the suggestions as to who will be accommodated within the care home. This is concerning and suggests a lack of understanding by the provider.
- Works to the driveway were done at unsuitable times, having no consideration for neighbours. Further works would have further negative impact on the area.
- Plan issued states there is parking for 4no. cars, which is not true. There is no dropped curb to a large area, the area is not large enough and there are parts of the driveway which an average car would protrude onto the pathway.
- If they were wishing to install another driveway to the side of the property, it would further impact green space / planting and trees.
- No measures that could be taken that would be measurably significant for noise reduction, security or fire safety.

7.3 **Local Highways Authority: Comment (received prior to the receipt of amended plans. Final, formal written comments to be provided before Planning Committee):**

- Main concern is the size of the parking area and the size of the parking bays and potential overhang onto the highway.
- Spaces measure approximately 2.27m wide (short of 2.4m) and measure 5m deep at the shortest, in front of where the garages previously were.
- This will lead to issues with parking and potential overhang onto the highway, particularly on the corner of the junction. Also, if all spaces were occupied, access to the front door / bin storage will be limited.
- Based on the information submitted, a total of 5no. staff members could be present at any time. Based on the parking standards, Table 27 Care, nursing homes etc. 1no. space is required per 1no. staff and 1no. space for 4no. bedrooms.
- Considering the space requirements owing to the shape of the driveway and the junction, only 3no. parking spaces can be accommodated without overhang onto the highway.

7.4 Specialist Housing Team: Comment:

- Consideration would need to be given in relation to noise control / insulation.
- In relation to the rota, this would be something the regulatory body would also check, once the service is going through its registration.
- There is a need identified for local high quality residential services, so from a commissioning point of view, there would be no objection to this opening up.
- In relation to safeguarding of young people and how the service delivers this, would be once the service is up and running, with due diligence and checks done at the time of wanting to place a resident in the provision.

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 opportunities 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 three-bedroom dwelling being utilised in its current form, as a three-bedroom children's care home (in addition to 1no staff bedroom/office). 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 semi-detached, three-bedroom dwelling with off-road parking and private amenity space available. In addition to the proposed change of use, the Applicant has extended the driveway and these works are part-retrospective. Whilst a S184 licence to drop the kerb is yet to be submitted, Highways have verbally advised (following receipt of amended plans) that they are satisfied with the works to the driveway and dropped kerb. 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 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 89 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. Works to the driveway have already taken place in this instance and whilst these are considered appropriate in principle, Officers would look to include a condition requesting details of additional landscaping to be implemented. This would further enhance the appearance of the application site, especially given the most recent Site Plan submitted, which indicates 3no. off-road parking spaces, meaning there is additional space for landscaping. The design of the internal arrangements are also considered appropriate for the type and level of care being provided. 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 0.1 miles from Admaston Local Centre, 0.9 miles from Shawbirch Local Centre, 1.2 miles from Wrekin View Primary School and 2 miles from Charlton School; as such, the siting of the proposal is considered appropriate. 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.

- 8.19 Officers have based their assessment on the amended documents and 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 and following concerns being raised by Officers, the changeover of staff has been amended. One staff member will now change over each day, with the changeover time being between 07:30 and 08:00, before the manager arrives on site. This staggered approach has been proposed to avoid disruption and ensure that a maximum of 3no. staff members are on site at any one time, avoiding on-street parking.
- 8.20 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.
- 8.21 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; especially as the application site is a semi-detached property. 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. This being said, to further ensure the amenity of neighbouring properties is not detrimentally affected, Officers would look to include a condition on the decision notice, requesting details of additional insulation. 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 comment, outlining that the application required amendments and further detail. This was on the basis of insufficient, off-road parking being available and the size of one of the parking spaces being unacceptable. The Local Highways Authority outlined that due to the size and layout of the driveway, a total of 3no. off-road parking spaces can be accommodated. Since these initial comments, amended documents and an amended staff rota have now been submitted and the Applicant has demonstrated on a Proposed Block Plan the on-site parking provision available. This demonstrates that 3no. off road parking spaces are available and the size of these spaces is considered to be appropriate.

8.24 As a result of the amendments received, the number of staff change overs per day is considered to be limited and suitably staggered. One of the staff members will change over each day, with the changeover time being between 07:30 and 08:00, prior to the manager starting their shift. 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, the Applicant has included measures within their Planning Statement/Business Plan, to ensure the staff park in the off-street spaces available, with on-street parking being limited to visitors, which are set to be on an infrequent basis and no different to what could be expected from a C3 residential dwelling.

8.25 When the scheme was first submitted, mention was made regarding a House Car being available. However, to further reduce the level of off-road parking spaces required, Officers have requested that this be omitted from the proposed scheme.

8.26 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.

8.27 Based on the amendments received and the above assessment, the proposal is considered acceptable on balance and there are no technical highways reasons to warrant the refusal of this application. It is considered that the proposal complies with Policies C3 and C5 of the Telford & Wrekin Local Plan 2011-2031.

8.28 **Other Matters**

8.29 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.

8.30 A comment has been raised in relation to there being a restriction within the deeds of the property, in that it cannot be used for business purposes. Matters such as this 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.

8.31 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.

- 8.32 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.
- 8.33 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. The children will also be managed by professional carers, with the home being regulated by Ofsted. 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, following receipt of amendments in relation to the changeover times of staff, Officers are satisfied that the level of off road parking available is acceptable on balance. 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 Landscaping
Details of additional insulation
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)

Informative(s):

Fire Authority
Highways access
Biodiversity Net Gain – Not Required
Conditions
Reason for Grant

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Site Location Plan

1 : 1250

Site Application Boundary



Project title
Proposed change of use from C3 to
C2 at 7 Pemberton Road, Admaston,
Telford And Wrekin
Client name
Turnstone residential ltd

Drawing title
Site Location Plan

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No.	Description	Date
Scale	1 : 1250 @ A4	
Project number	25.036	Date
Drawing number	000.001	Drawn by
Drawing Revision	A	Checked by

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Existing Block Plan

1 : 500

A horizontal scale bar divided into four equal segments. The first segment is labeled '10m' and the last segment is labeled '50m'.



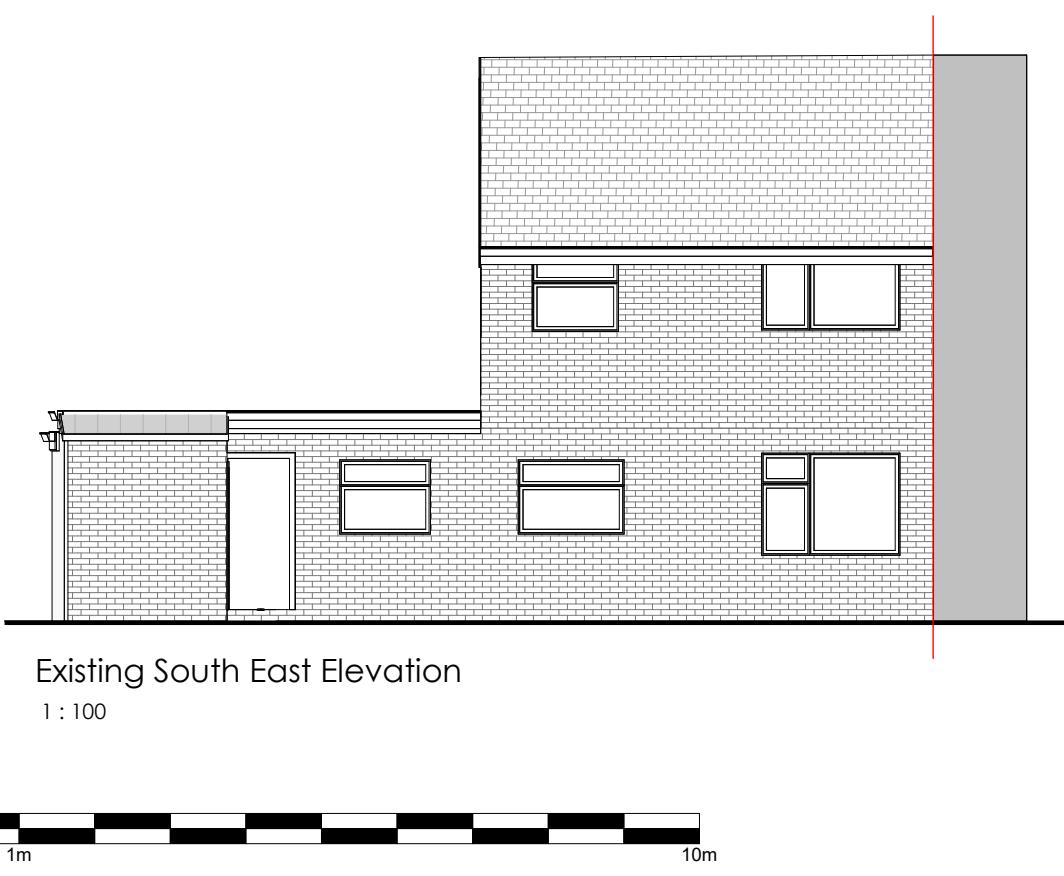
Proposed Block Plan

1 : 50

Project title	Drawing Status	No.	Description	Scale	Date
Proposed change of use from C3 to C2 at 7 Pemberton Road, Admaston, Telford And Wrekin	Planning			1 : 500 @A2	
Client name	Turnstone residential Ltd				
Project number	25.036				
Drawing number	010.000				
Drawing Revision	B				
Drawing name	Existing and Proposed Block Plan				
Checked by	AW				
Drawn by	RA				
Date	25.11.04				
Project number	25.036				
Drawing number	010.000				
Drawing Revision	B				
Checked by	AW				
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Date	25.11.04				
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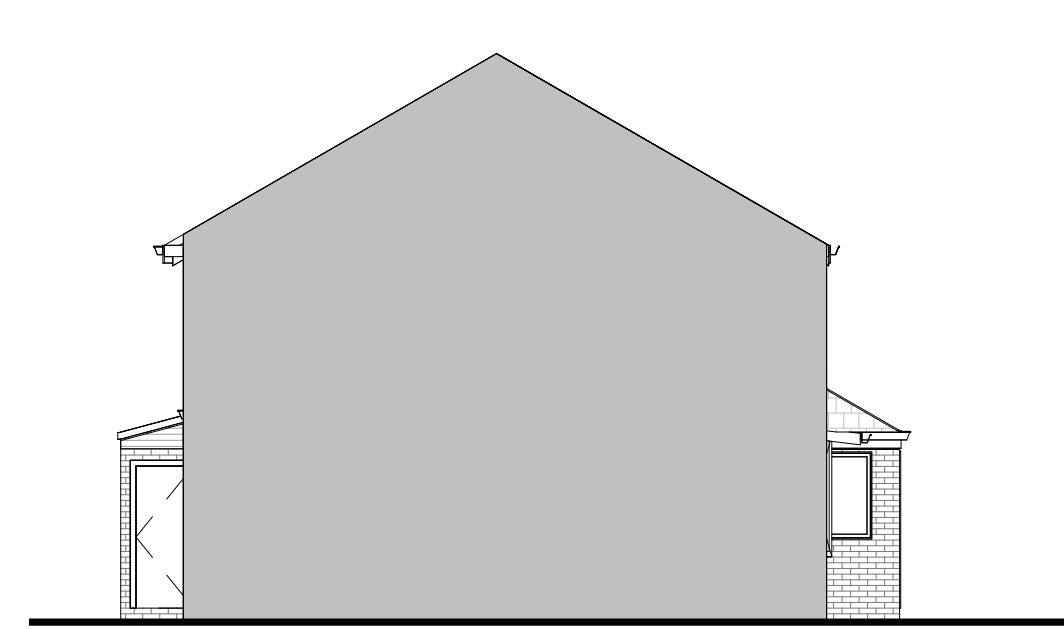
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Existing South East Elevation

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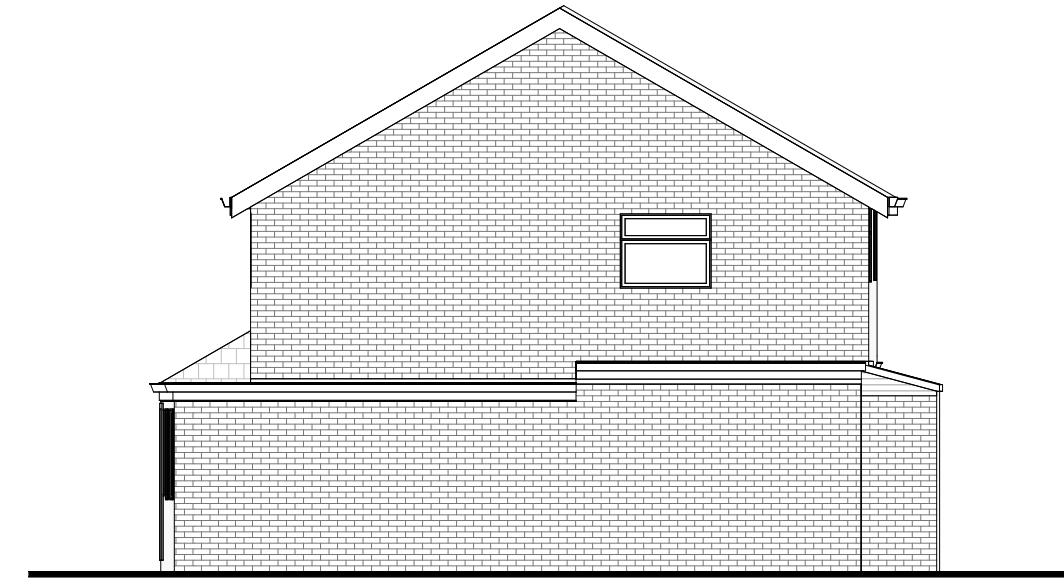
Existing North East Elevation

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Client name	Turnstone residential ltd
Drawing title	555
Drawing number	030.000
Project number	25.036
Planning	
Drawing status	



Existing South West Elevation

1 : 100



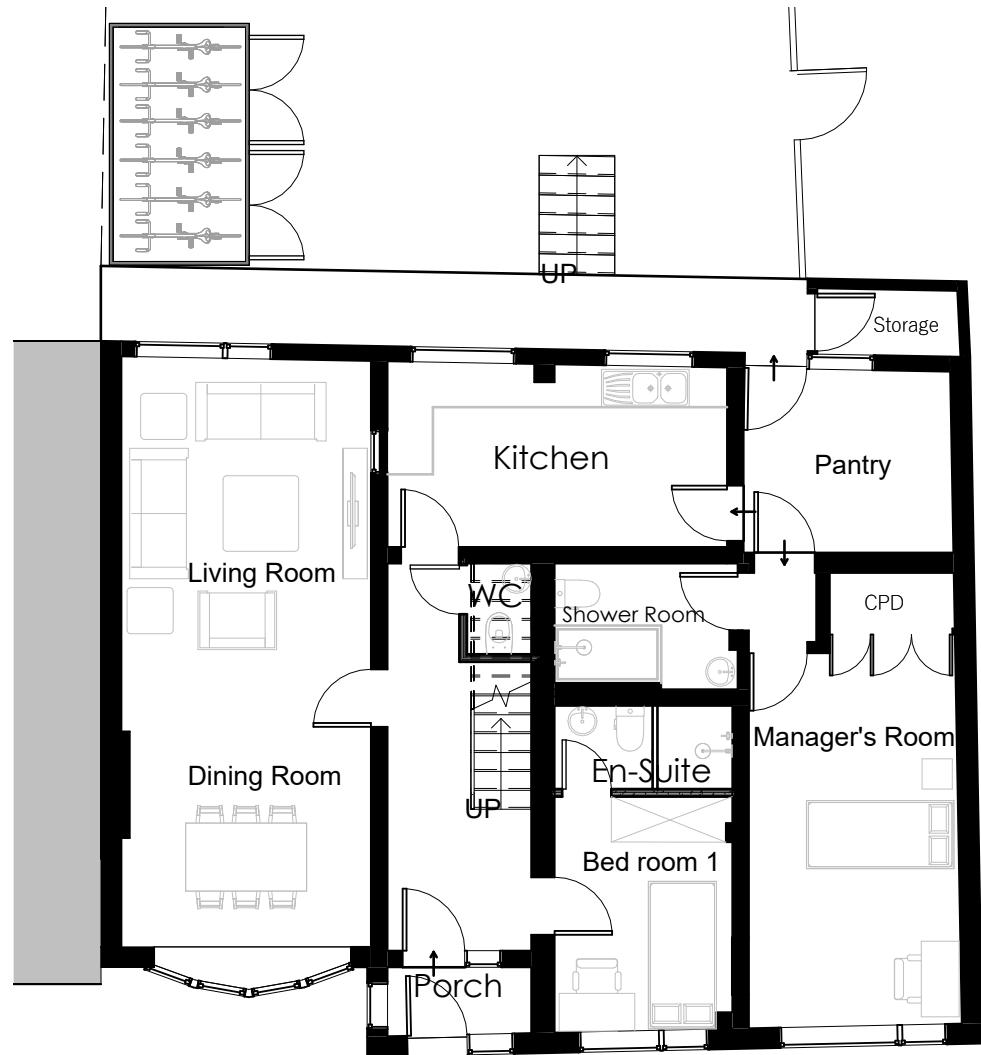
Existing North West Elevation

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Drawn by	R.A
Checked by	

Scale	Date	Drawn by	Checked by
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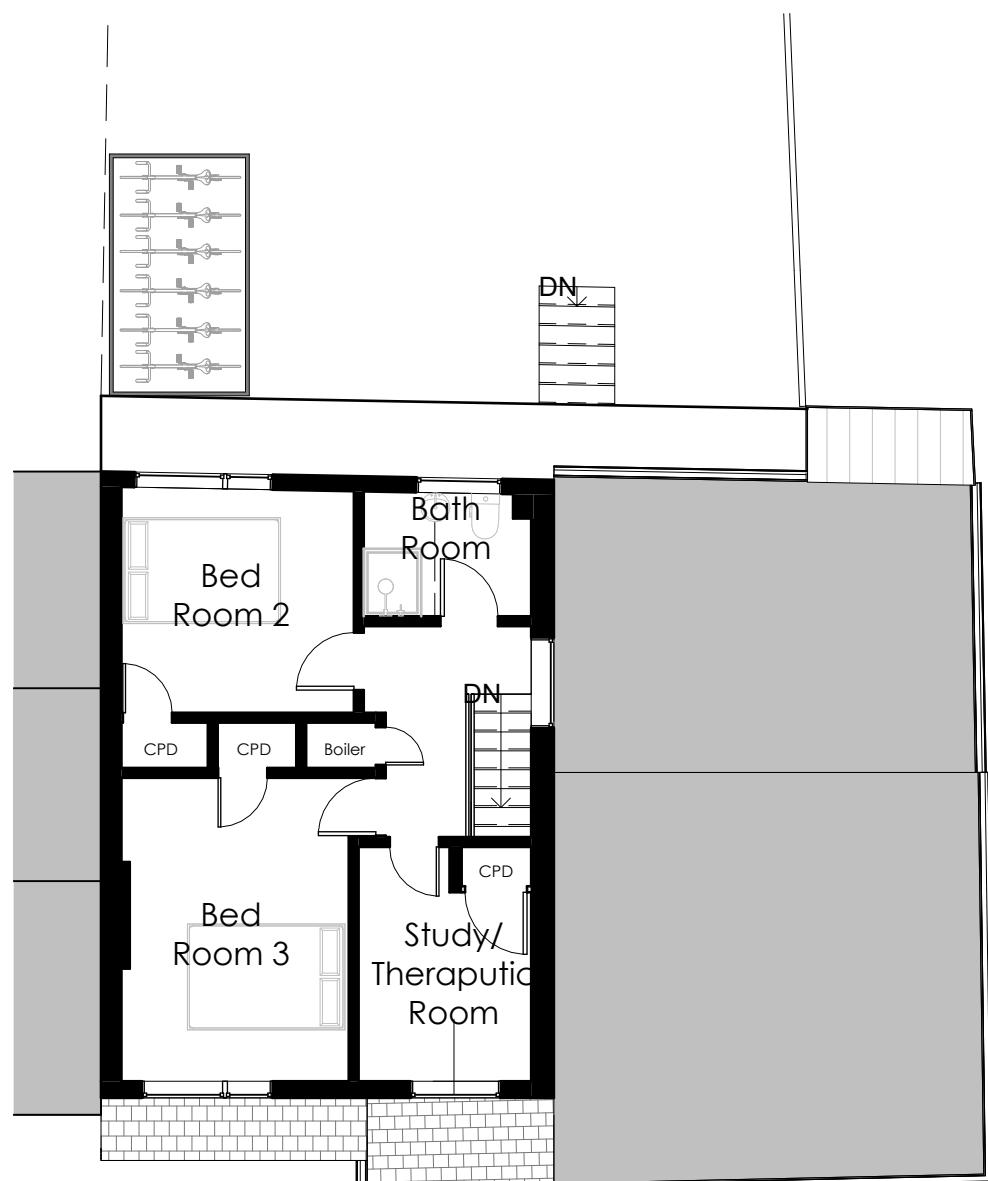


Proposed Ground Floor

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Date

No. Description



Proposed First Floor

1 : 100

Scale

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Drawing status

Planning

Project number

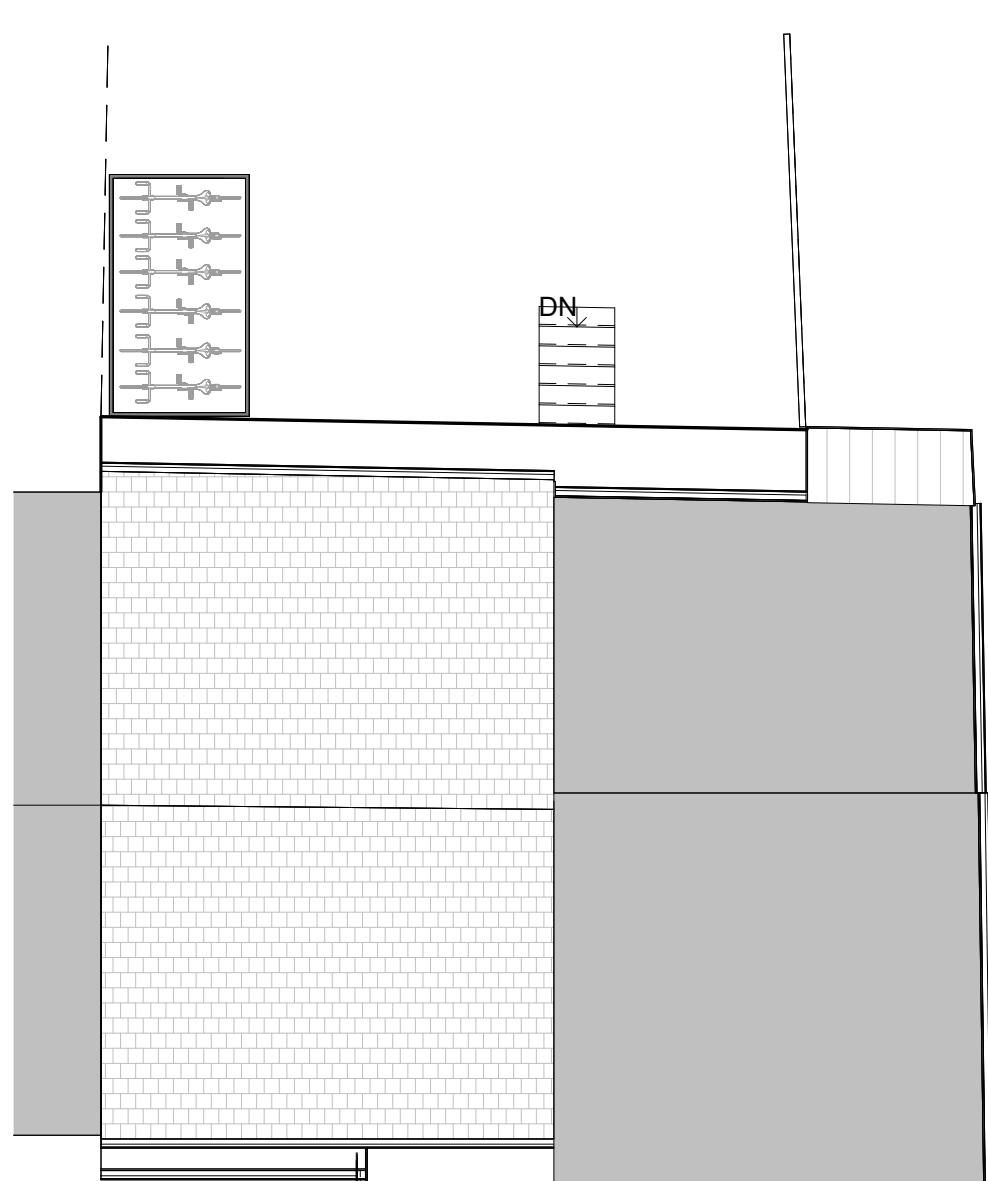
25.036

Drawing number

120.000

Drawing Revision

B



Proposed Roof Plan

1 : 100

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Project file

Proposed change of use from C3 to C2 at 7
Pemberton Road, Admaston, Telford And Wrekin

Client name

Turnstone residential ltd

Date

No.

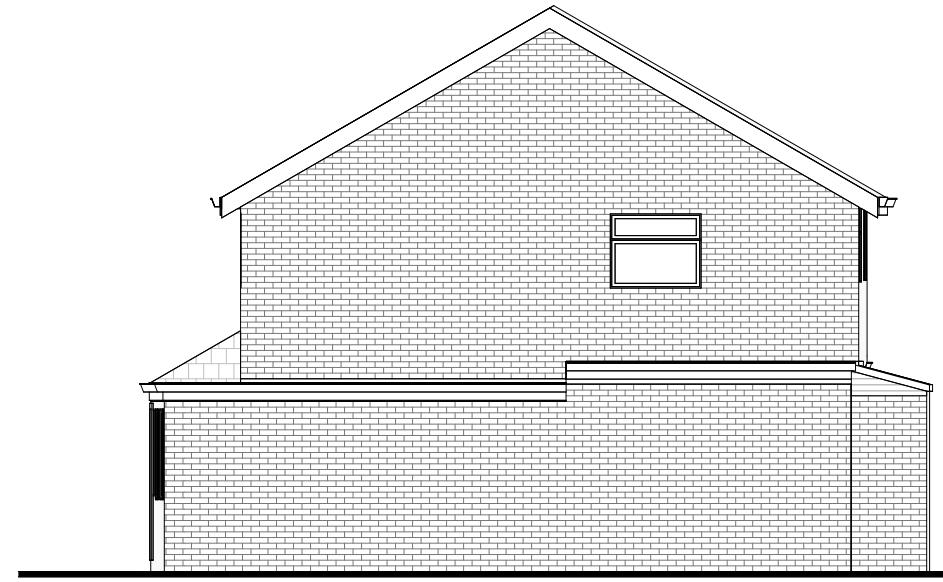
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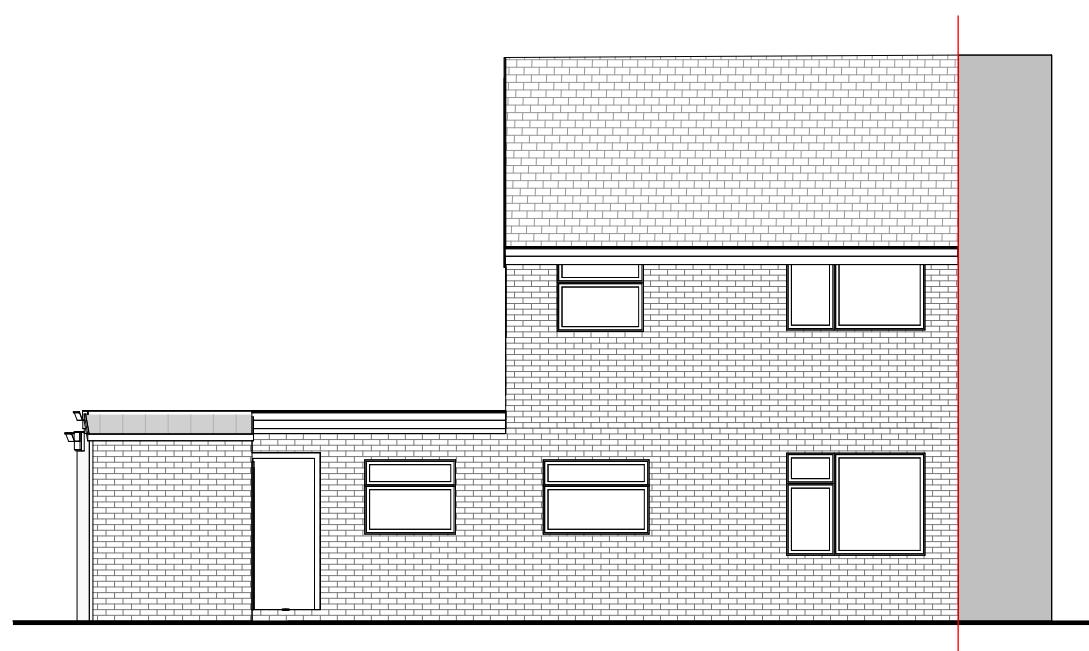
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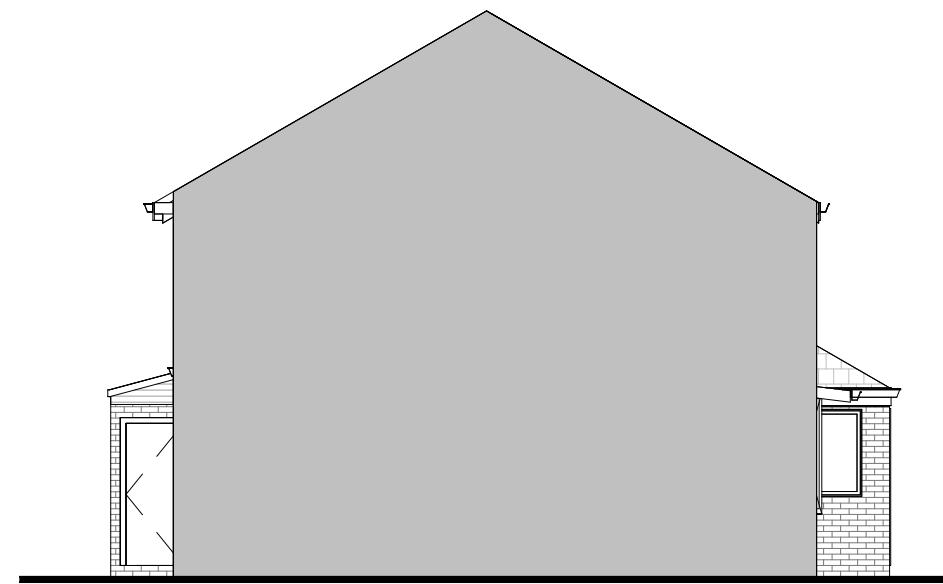
Proposed North West Elevation
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Proposed South West Elevation
1 : 100



Proposed South East Elevation
1 : 100



Proposed North East Elevation
1 : 100

Project title	Proposed change of use from C3 to C2 at 7 Pemberton Road, Admaston, Telford And Wrekin	Drawing status	Planning
Project number	25.036	Date	25.06.04
Client name	Turnstone residential ltd	Drawn by	RA
Drawing number	130.000	Checked by	AW
Drawing Revision	A		
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