



## Borough of Telford and Wrekin

### Planning Committee

Wednesday 18 March 2026

6.00 pm

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

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**Democratic Services:** Jayne Clarke 01952 383205

**Media Enquiries:** Corporate Communications 01952 382406

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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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	To confirm the minutes of the previous meeting held on 4 February 2026.	
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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.

**6.1 TWC/2025/0480 - Site of Former The Wrekin Endeavour Centre, North Road, Wellington, Telford, Shropshire 11 - 58**

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## PLANNING COMMITTEE

### Minutes of a meeting of the Planning Committee held on Wednesday 4 February 2026 at 6.00 pm in Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG

**Present:** Councillors S J Reynolds (Chair), A S Jhawar (Vice-Chair), F Doran, N A Dugmore, A R H England, S Handley, G Luter, N Page, P J Scott and T L B Janke

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

**Apologies:** Councillors

#### **PC62      Declarations of Interest**

None.

#### **PC63      Minutes of the Previous Meeting**

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

#### **PC64      Deferred/Withdrawn Applications**

None.

#### **PC65      Site Visits**

None.

#### **PC66      Planning Applications for Determination**

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

#### **PC67      TWC/2025/0821 - Land adjacent Lawley Village Primary Academy, Bryce Way, Lawley, Telford, Shropshire**

This application was for the erection of a two-storey parish community facility building with associated car park on land adjacent Lawley Village Primary Academy, Bryce Way, Lawley, Telford, Shropshire

An update report was tabled at the meeting and set out details in relation to It a Financial Contribution of £5000 towards Travel Plan Monitoring, as well as a

Section 106 Monitoring Fee. Payment of the planning obligations would be via a Memorandum of Understanding (MoU) with the applicant/landowner, instead of an upfront payment.

This application was before Members due to the significant number of objections which had been received.

Councillor Z Hannington, Ward Member, spoke in support of the application and expressed that the growth and transformation had brought with it a pressing need for the development. It was much more than just constructing a building, it was an essential social infrastructure intended to bring together, support and empower a diverse community whose current facilities were no longer sufficient. The site sat within the Lawley Sustainable Urban Extension and fully aligned with Strategic Policy SP1 and Policy COM1. It was 300 metres from Lawley local centre and accessible by foot, cycle and public transport. The current centre was outdated, energy inefficient and booked solid from morning through to late evening with groups turned away regularly due to lack of room or time. Lawley's population had surged to over 12,000 residents and would head beyond 15,000 as new homes were filled. This application was for a purpose-built centre with a much larger main hall, flexible rooms for clubs and classes, meeting spaces, a welcoming foyer and café. Proper storage would ensure regular groups could function. Six full-time equivalent jobs would be created and it would give local organisations the certainty and capacity they required. In relation to matters of funding, these were not relevant to the planning decision. The school facilities could not meet the community need due to safeguarding, restricted hours and the busy school day limiting community access and they could not deliver the flexible evening weekend and multi-use access that residents and voluntary groups relied on. The proposal complemented the provision and would not replace the current offer. There was no conflict with Policy NE6 in relation to green network and there were no technical objections from Highways, Drainage Team, Environmental Health or the Coal Authority and the Healthy Spaces and Ecology Officers supported the application subject to conditions.

Councillor M Boylan, Lawley and Overdale Parish Council, spoke in favour of the application as the Chair of the Parish Council. Online and face to face consultation had taken place with residents on the application, together with surgeries and drop-in sessions. Comments that had been received had been fed into the application process. There was a robust business plan and business case for a community asset which was much needed within the area. The school could not be utilised during the day and all other options, such as extending the school, had been explored and alternative sites within the Parish boundary had been considered. There were no other buildings within the area that could be converted. It was asked that Members support the application.

Mr John York, member of the public, spoke in support of the application which had been approved in the Lawley SUE Master Plan some 21 years ago but had never materialised. The current community centre was a 1903 building leased from the Council and was of minuscule size, poorly heated, poorly

ventilated and poor in every respect. It was not conducive to the expectation or needs of the additional 9,000 residents generated from the largest development in Telford and the West Midlands. The transition of the school to academy status meant that the community use agreement could no longer have its intended all-day segregated usage. Weekend use now incurs a charge. A modern hub was required to satisfy population needs. The application was of good design and in keeping with the surrounding area and has taken into consideration concerns of the residents. Although extra traffic movement was inevitable, it would be manageable with the overflow car park and by usage of the school car park and this parameter already existed in planning terms upon its first approval and the facility was within the Lawley SUE boundary. Concerns were raised regarding the financing of the development as residents were to have this facility at nil building cost via the approved plans, but it has now come to light that the residents of Lawley will have to finance this multimillion cost via a loan and possibly some grants.

The Planning Officer The site was located within the defined urban boundary of Telford and located within the Lawley SUE with Policy COM 1 of the adopted Local Plan being relevant in relation to supporting new community facilities where they met the needs of local residents. The business case set out the need for a relevant purpose-built facility suitable for a wide arrange of groups to hold events, community activities and generating income for the parish council. The development would sit next to the primary school and it was only 300 metres from the defined local Lawley Square which was considered sustainable. In relation to noise and concerns raised regarding noise, light pollution and overlooking, noise and odour assessments had been submitted and the Environmental Health Officer considered these acceptable subject to conditions controlling hours of operation and management of amplified music and noise. The development was two storeys with the exception of the lift shaft. Separation distances measured between 23 and 25 metres which was considered acceptable. The applicant has been asked to obscure glaze the first-floor lower panels that are facing the properties opposite on Bryce Way. A lighting assessment was not currently available but this would be conditioned. Concerns regarding funding were noted but they were not a material planning consideration. In relation to the Community Use Agreement, this had not currently been formally discharged and this element was not being removed from the school and it was unlikely that all of the objectives could be met through the existing school. There were no technical objections from statutory consultees and it was asked that the application granted subject to the conditions, informatives and the Memorandum of Understanding.

During the debate some Members welcomed the new facility and the positive benefits for local communities. A query was raised regarding the opening hours with it being close to a residential area and asked if these could be shortened. Other Members welcomed the application with enforceable conditions in relation to acceptable limits on noise, evening music, café use and amplified music. The independent access and management being separate from the school was also welcomed, particularly in relation to safeguarding. Concerns were raised in relation to the loss of parking bays on

the street, congestion, lack of bus stops, the size of the rooms and the funding.

The Planning Officer confirmed that conditions were breached then the Enforcement Officers would investigate and engage with the applicant and, if necessary, take stronger action. Noise could be monitored if there were complaints. The morning opening hours were in line with that of the school breakfast club and it was felt this would not add any undue noise or disruption. This would also ensure that the use of the facility was as flexible as possible. A purpose built car park would serve the development and the reconfiguration of Bryce Way would be conditioned in relation to the street lighting, trees and the revised lay-by. In relation to the size of the rooms these were flexible in nature and could be subdivided and there would be storage space for regular groups.

On being put to the vote it was, unanimously:

**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 condition(s), legal agreement terms, or any later variations) subject to the following:

- a) the applicant/landowner providing a Memorandum of Understanding Agreement relating to:
  - i) Travel Plan to the value of £5,000; and
  - ii) Section.106 monitoring fees to the value of £250 (plus indexation).
  
- b) the condition(s) and informative(s) set out in the report and update report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

**PC68**      **TWC/2025/0548 - 7 Pemberton Road, Admaston, Telford, Shropshire TF5 0BL**

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) and creation of a driveway at 7 Pemberton Road, Admaston, Telford, Shropshire TF5 0BL.

The application was before Planning Committee due the significant number of objections that had been received.

An update report was tabled at the meeting which contained details of two further objections.

Councillor K Tonks, Ward Councillor, spoke against the application on behalf of the residents although they understood the need for these facilities. Concerns were raised regarding safeguarding and safety due to the location

on a busy junction, parking obstruction particularly at staff changeover, the dwelling being semi-detached and the significant harm it would cause the neighbours. Other concerns raised were the noise impact as no assessment had yet taken place, it was against Policy BE1, the lack of acoustic assessment which could fail the test under the NPPF and the discrepancies that had been contained in the original application.

Mr H Buckley, Applicant, spoke in favour of the application and assured residents that all of their concerns were at the forefront of their planning. In relation to traffic and congestion, the staff rota changeovers were outside of rush hour and there was ample space for three cars to park on the drive. A green scheme would be implemented whereby the children would walk to school every day. The children would not have significant needs and this would be intended for use for transition back to the family home. Soundproofing would be undertaken if it was considered necessary. A S184 application had been submitted in order to drop the kerb and landscaping would take place to keep the character of the community.

The Planning Officer informed Members that this was a proposed conversion from a dwelling to a children's care home for three young persons between the ages of 7 and 17. The scale and design of the dwelling would not be altered and the retrospective driveway was considered appropriate. There would be a condition requesting details of the landscaping to the driveway to enhance the character and appearance of the site and its surrounding area and it was not considered overdevelopment. The site was located near to the Shawbirch local centre and both primary and secondary schools and was situated within the sustain urban area and was compliant with Policy HO7 of the Telford and Wrekin Local Plan. The specialist housing team had raised no objection and there was a local sufficiency need for this type of housing. Amendments had been made to the scheme including the staff rota which would be staffed by two staff and a manager on a shift basis. There would be a staggered approach to changeovers in order to prevent disruption and to ensure there was sufficient off road parking which had been amended to three spaces. It was considered that although it was a semi-detached property that the proposal would not significantly prejudice, undermine or have a significant detrimental affect to the neighbouring property. Officers would look to condition details of additional insulation and noise mitigation measures. In relation to the Lawful Development Certificate at Admaston Spa, this had been assessed on the basis of whether the proposed works required the submission of a full planning application. In this case, officers had determined that a material change would occur and planning permission would therefore be required. There were a couple of discrepancies in the original documentation and the applicant was given the opportunity to amend this and the local planning authority's assessment to be finalised. Family style environments for young persons in care was favoured by Ofsted and officers considered the proposal to be acceptable as it complied with both local and national policies.

During the debate some Members were in favour of care within the community but considered that semi-detached properties were not suitable and detached

properties were preferable. It was considered necessary that any soundproofing needed to be put in place prior to any children moving in. Other Members raised concerns regarding the lack of acoustic assessment and whether this complied with Policy BE1 and suggested that a deferral take place for an acoustic assessment to take place. The lack of parking was a further concern and the property was on a corner which would not allow for any on-street parking. A question was raised regarding the staff rota and who would be on site and whether the external alterations on the driveway had been completed and if this involved the removal of green space, boundary walls or trees.

The Planning Area Team Manager East, addressed the concerns regarding noise and the conditions. A noise mitigation strategy would be submitted and reviewed by an independent Environmental and Health Officer and a noise survey be undertaken prior to any occupation. The frontage of the property had been paved to provide additional parking and staff changeovers had been staggered. In regard to complying with Ofsted standards, it was not known what the needs of the children were at this stage and the site was considered acceptable.

The Planning Officer confirmed that staff would work on a 48 hour rota and that a manager would be on site Monday to Friday 9am till 5pm. In relation to the driveway a condition had been requested that landscaping and green space be returned on the scheme.

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 condition(s)) subject to the following:**

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

The meeting ended at 7.09 pm

**Chairman:** .....

**Date:** Wednesday 18 March 2026

## 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 11<sup>th</sup> 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/2025/0480

Site of Former The Wrekin Endeavour Centre, North Road, Wellington, Telford, Shropshire

Erection of 40no. affordable dwellings with associated parking and amenity space

\*\*\*Amended Plans and Documents Submitted\*\*\*

## APPLICANT

Green Square Accord, Tom Wragg

## RECEIVED

17/07/2025

## PARISH

Wellington

## WARD

Haygate and Park

**THIS APPLICATION IS BEING HEARD AT PLANNING COMMITTEE AS THE PROPOSAL HAS BEEN CALLED IN BY THE WARD COUNCILLOR PAUL DAVIS**

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2025/0480>

## 1. 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 conditions, informatives and the applicant entering in to a Section 106 to secure M4(2) and (3) provision and financial contributions to Education, Play & Recreation, Sport & Recreation, Highways, NHS services, and a S106 monitoring contribution.

## 2. SITE AND SURROUNDINGS

- 2.1 The site is located off North Road, to the north-west of Wellington Centre. The site is currently vacant and covers an area of approximately 0.89 hectares. A number of trees are dotted round the perimeter, with areas of hardstanding, overgrown grassland, and an area of Willow scrub within the site. Metal fencing and railings comprise the boundary arrangement.
- 2.2 Wrekin View Primary and Nursery School sit to the immediate north of the site, with Saint Patrick's Catholic Primary School and Nursery 100m to the north of the site on the western side of North Road. The Crescent Road Playing Field borders the site to the east. Morrisons supermarket sits 0.2 miles to the south with a further supermarket, eateries and shops beyond. A bus stop sits at the frontage of the site served by service 99A which runs a half hourly looped service from and to Telford Town Centre Monday-Saturday, with stops including across Wellington, the Bridge Retail Park, and the Princess Royal Hospital. Wellington Railway Station sits 0.5 miles to the south east, with the Bus Station adjacent at 0.6 miles.

- 2.3 The site is located within the Built Up Area of Telford on previously developed land. There are no nearby statutorily Listed Buildings or Conservation Areas. To the south lies Vineyard House a 'Building of Local Interest' classified as a 'non-designated heritage asset'.
- 2.4 The eastern half of the site is Green Network as allocated under Policy NE6 of the Telford & Wrekin Local Plan (TWLP).

### **3. PROPOSAL**

- 3.1 This application seeks Full Planning Permission for the erection of 40no. affordable dwellings with associated parking and amenity space being brought forward by the Registered Provider Green Square Accord.
- 3.2 Existing access to the site is from the western edge off North Road, this is proposed to be widened to provide double width provision. An internal road would then curve through the centre of the site, with nine parking spaces sitting to the northern side adjacent to the entrance. These would be punctuated by the three storey apartment block of Birch House containing 12no. apartments (10no. x 2 beds M4(2) Accessible and adaptable dwellings, and 2no. x 1 beds M4(3) Wheelchair accessible), and Rowan House – containing 18no. apartments (12no. x 2 beds, 6no. x 1 beds); patio areas are proposed to serve all Ground Floor units. A parking courtyard and timber bin stores would be positioned between the two blocks. An additional bank of parking would then curve around the internal road, with parking punctuating the road.
- 3.3 Sitting aside these parking areas, along the southern edge of the site, would be two storey properties, comprising Cherry Lime Parkway with 6no. houses, and 4no. flats (one flat at ground floor, and a second at the first floor within 2 units), with private amenity at the rear. The units would comprise 3no. x 3 beds, 3no. x 2 beds, and 4no. x 1 bed flats all M4(2) Accessible and adaptable dwellings.
- 3.4 An area of open space would flank the southern side of the entrance, incorporating an Attenuation Basin, a further area of open space would sit at the eastern end, and dotted around the site. Two covered and secure bicycle stores are proposed, one sitting adjacent to each apartment block.
- 3.5 Pedestrian access would run along the internal road, linking through a pedestrian gate to the adjacent playing field Crescent Road Playing Field.
- 3.6 The application is accompanied by the following supporting documents:

- Planning Statement
- Design & Access Statement (Updated)
- Housing Need Statement
- Compliance Statement
- Climate Change Checklist
- Transport Statement (Amended)
- Arboricultural Impact Assessment (Amended)
- Preliminary Ecological Assessment
- BNG Assessment Report and Metric
- Flood Risk Assessment (Amended)
- Surface Water Network
- Surface Water Drainage Proforma
- Hydraulic Model
- Heritage Statement
- Phase II Geoenvironmental Report
- Remediation Method Statement
- Coal Mining Search
- External Lighting Report.

3.7 The proposal has been subject to amendment with the provision of additional parking, having originally comprised 40 spaces at the outset and now standing at 48 spaces. The two storey units at the southern section of the site have been reconfigured, having originally comprised 4 x 2 beds, 6 x 3 beds and now providing 3 x 2 bed, 3 x 3 bed houses and 4no. one bedroom flats, in combination with elevational adjustment, with further design alterations having been undertaken to the apartments and houses. These changes have taken place to achieve sufficient parking, separation distances, garden sizes and to improve the architectural detailing of residential properties.

#### **4. PLANNING HISTORY**

- 4.1 TWC/2024/0855 - Erection of 40no. affordable dwellings with associated parking and amenity space. Withdrawn 15/01/2025
- 4.2 TWC/2021/0930- Erection of a 56no. unit Dementia Care Centre (consisting of 1 bed apartments) with associated parking, communal gardens and SUDs, following demolition of the existing buildings. Full Granted 01/04/2022

#### **5. RELEVANT POLICY DOCUMENTS**

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford and Wrekin Local Plan (2011-2031):

SP1 Telford  
SP4 Presumption in favour of sustainable development  
HO1 Housing requirement  
HO3 Housing trajectory  
HO4 Housing mix  
HO5 Affordable housing thresholds and percentages  
HO6 Delivery of affordable housing  
NE1 Biodiversity and geodiversity  
NE2 Trees hedgerows and woodlands  
NE6 Green Network  
C1 Promoting alternatives to the car  
C3 Implications of development on highways  
C4 Design of roads and streets  
C5 Design of parking  
BE1 Design criteria  
BE6 Buildings of local interest  
BE9 Land stability  
BE10 Land contamination  
ER8 Waste planning for residential developments  
ER11 Sewerage systems and water quality  
ER12 Flood Risk Management

### 5.3 Telford & Wrekin Local Plan 2020-2040:

The Examination in Public of the Telford & Wrekin Local Plan Review has been taking place in February and March 2026. The weight attributed to these policies will be dependent on the stage of preparation, extent to which there are unresolved objections to relevant policies and degree of consistency with NPPF: <https://www.telfordandwrekinlocalplan.co.uk/site/index.php>). After review of the proposal, the following policies are considered to be of relevance:

S1 Protecting and enhancing the Borough's green spaces  
S2 Nature conservation  
S4 Housing delivery strategy  
S5 Mitigating and adapting to climate change  
S6 Healthy stronger communities  
S7 Developer contributions and infrastructure delivery  
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  
CC6 Managing air quality  
NE1 Biodiversity and geodiversity

NE2 Trees, hedgerows and woodlands  
NE3 Biodiversity net gain  
NE4 Developing greening factor  
NE5 Green network  
HO3 Housing mix and quality  
HO4 Affordable housing requirements  
HO5 Affordable housing delivery  
DD1 Design criteria  
DD2 Housing development design  
DD5 Waste planning for residential developments  
HE1 Heritage Assets  
HE5 Buildings of local interest  
ST1 Sustainable travel  
ST3 Impact of development on highways  
ST4 Design of roads and streets  
ST5 Electric vehicle (EV) infrastructure and parking design  
ML4 Land stability  
ML5 Land contamination.

## 6. NEIGHBOUR REPRESENTATIONS

- 6.1 The application has been publicised through a Site Notice, Press Notice and direct neighbour notification. Two stages of consultation have taken place, the second further to Site Layout revisions.
- 6.2 The Local Planning Authority have received 49 neighbour representations objecting to the scheme on the basis of the first consultation (and through to the second consultation), the following summarised issues were raised with the comments available in full here <https://secure.telford.gov.uk/planning/pa-applicationresponses-public.aspx?ApplicationNumber=TWC/2025/0480>:
- Traffic concerns - impact of extra 40 new residences on North Road with existing traffic and congestion issues from two primary and a secondary school and a clinic, major hospital nearby, trouble getting out of residential streets (cars parked on both sides and discourteous parking), limited resident parking and no visitor parking so overspill on surrounding roads, increased pollution, efforts to ease roadside parking (single and double yellow lines) not resulted in change, suggested parking standards, insufficient parking proposed, queuing from construction traffic, cycle paths should be removed and parking laybys put down the street, new road needs traffic calming, existing issues access by emergency services
  - Land should be used for alternative uses - natural park / greenery area / nature reserve more fitting of the area, car parking or drop off facility for the schools and for football clubs at the weekends, youth club (after school

- clubs, holidays, etc.), Doctors Surgery
- Not needed – given scale of development elsewhere in Shawbirch / Admaston
- Definition of affordable should be provided
- Lack of local infrastructure - few school places, no new doctors and an A&E facility being removed from Telford, further development cannot be sustained
- Overdevelopment of the site – insufficient greenspaces and parking, development of 20 houses better and more in keeping
- Timing of ecology report
- Increased noise.

6.3 Further to the second consultation, the Local Planning Authority received nineteen objections, raising the following new issues:

- Lack of local infrastructure – difficulty accessing dentistry services
- Potential overlooking
- Noise from new residents
- Overlooking school
- Need details of where construction workers would park
- Access concerns - single point of access not acceptable
- Visual appearance – scale of development.

## 7. STATUTORY REPRESENTATIONS

### 7.1 Wellington Town Council – **Object**

This application was called in by Cllr P Davis for T&W and by Cllr Cook for WTC, Paul Davis was invited to speak as a member of the public and on behalf of local resident's, Paul explained that there had been 36 complaints so far on this application. Concerns raised over the already congested North Road being gridlocked at school times with cars being parked all along the roadside blocking paths and wheelchair / buggy access. 40 additional houses would only exaggerate this already potentially dangerous hazard. Safety and logic have not been applied with this application, nor has the streetscene been considered. The site offers inadequate parking and is deemed an irresponsible over-development and suitable for a maximum of 20 units only max. All members agreed and strongly objected to this application as the needs of the local community are not being considered.

In response to the second consultation the Town Council have objected guiding that the proposal represents extreme over development, traffic / parking concerns.

### 7.2 Councillor Paul Davis – **Object**

Object to this development. Second application that has gone in. The first was withdrawn for amendments to be made (drainage issues). To increase the number of homes by such a large number, along an already heavily congested road at peak times is not sensible. The developer should look to work with the community and especially the Borough Council and the schools to provide car parking spaces that would seek to proactively ease congestion. Significant resource from PCSO's and from NEO's has had to be committed to patrolling North Road and the often overlooked off streets including Martin Drive, Combermere, Deer Park, Parklands etc. Preposterous scheme that does not serve the local community well in its current format.

- 7.3 Highways – **Support, subject to conditions and a financial contribution**  
Request a contribution of £5,000 towards the implementation of parking restrictions within the vicinity of the site access given the proximity of local schools.
- 7.4 Healthy Spaces - **Comment, financial contribution and condition sought**  
Request a contribution towards nearby play and recreation provision:  
Play contribution of £26,272.50  
Sport and Recreation contribution of £33,101.00  
Further request that ball stop fencing be installed along the boundary next to the playing fields/open spaces.
- 7.5 Education – **Comment, financial contribution sought**  
Request an Education contribution of £210,910 split between:  
Primary school contribution of £157,370  
Secondary school contribution of £53,540  
Updated amount based upon revised housing mix awaited, to be provided to Members.
- 7.6 Ecology – **Comment, conditions sought**
- 7.7 Drainage – **Support, subject to conditions**
- 7.8 Housing Strategy and Commissioning - **Comment**
- 7.9 Integrated Care Board – **Support, financial contribution sought**  
A total sum of £35,831 is requested that has been tailored to the level of development sought and would be targeted to support the expansion of the Wellington Medical Practice as identified within the PCN's Estates Strategy.
- 7.10 Environmental Health – **No objection**  
No adverse observation to make on this application.

#### 7.11 Shropshire Fire Service – **Comment**

Request a robust Swept Path Analysis be undertaken and that consideration should be given to the information contained within Shropshire Fire and Rescue Service’s “Fire Safety Guidance for Commercial and Domestic Planning Applications”.

#### 7.12 Active Travel England – **No comment**

#### 7.13 Severn Trent Water – **Comment**

Request conditioning of foul and surface water drainage arrangements, and an informative around determining if Severn Trent has any assets in the vicinity of the proposed works.

### **8. 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
- Highways impacts
- Design and Layout
- Impact on the amenity of adjacent properties / uses
- Drainage
- Land Stability and Contamination
- Ecology and Trees
- Planning obligations
- Other Matters

#### **Principle of Development**

8.2 The site is located just outside the centre of Wellington on previously developed land – the Wrekin Endeavour Centre and Admaston Tutor Centre having been demolished, falling within the Telford Built-up area in close proximity to a wide range of services and facilities as set out in the Site & Surroundings section of this report, and is therefore in principle an acceptable

location for development under Policy SP1, SP4 and will contribute to the Borough's housing supply through HO1 and NPPF para 125. c) which states that decisions should “*give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused...*”.

- 8.3 The site area is 0.89 hectares and the proposal comprises 40no. affordable units for social rent, with a mix of one, two and three bed units. The proposal also supports Policy HO4 of the TWLP which promotes a mixed delivery of housing types, and sizes. Here the attention of Members is drawn to the representation of TWC Housing Commissioning whereby a preference for the original proposal for a Dementia Care Home has been identified, or a higher number of 4+ bedroom properties and 1no. bed houses with access to private garden space. Officers have sought clarification around the revised form of development now proposed by the Applicant, they have in turn submitted a *Housing Need Statement* which identifies that:

*‘Unfortunately, we cannot meet need in the older persons market sector, and also for extra care; we have recently had to sell a number of Stirling Award winning dementia centres due to lack of financial stability in the sector whether for affordable or market, as well as not building out the planned dementia centre we obtained planning for on this site. We absolutely agree it is critical specialist housing is provided for older persons; however, the funding model currently available is actually making non-for-profit providers exit the sector and not meeting the needs of people on low incomes.’*

- 8.4 The Applicant goes on to define that whilst they would like to provide some larger homes, the development would cater to the three largest areas of household growth in the social rent tenure (1-2 bed flats, 2-bed houses, 3-bed houses), and have identified need in these dwelling types. The proposal is also compliant with the level of M4(2) and M4(3) homes sought by the Council.
- 8.5 The original proposal for a Dementia Care unit on the site would have brought forward a specialist form of accommodation in a sustainable location; and some larger units on the site would further broaden the range of accommodation available. However, the LPA is not in a position to obligate the provision of specialist elderly accommodation on this site, with identified demand for the form of affordable provision being identified by the Applicant as a Registered Provider, Officers are therefore content that an appropriate housing mix is provided.
- 8.6 The eastern side of the Application Site is designated as Green Network (grassland & trees) on the Adopted Proposals Map, the remainder comprising unallocated ‘White Land’.

- 8.7 TWLP Policy NE6 states that the Council will protect, maintain, enhance, and, where possible, extend the Green Network. Further it sets out that: *'The Council will only support new development within the Green Network where it identifies, protects and enhances the Green Network and its functions. Where adverse impacts are identified, development will need to demonstrate that the benefits of the development outweigh any adverse impacts on the Green Network and its functions.'*
- 8.8 Much of the Green Network area - the woodland subject to coppicing and in turn duly enhanced, will largely be retained with additional planting across the site. The land will therefore be retained and enhanced as a green space and its reason for Green Network status not lost, with an additional recreational use by future occupants. Whilst the development of this site results in a small loss to the existing Green Network, the proposal can be considered to comply with Policy NE6 due to proposed enhancements being offered to the area of Green Network being retained, and will be managed through a Habitat Management Plan and Landscape Management Plan. This is in combination with the wider benefit of the proposal in bringing forth affordable housing with public interest in the delivery of the scheme. Also, through development additional landscaped areas are being created, which themselves could become part of the Green Network and expand the designation. The current proposals show areas of public open space and landscaping across the site, providing some ecological connectivity east-west.

### **Highways impacts**

- 8.9 The site will be accessed from North Road through upgrade of the existing site access with three banks of parking positioned across the site. The Proposed Parking Arrangement Plan accompanying the application, as amended, details the provision of 48 parking spaces to serve the apartment buildings and terraced housing plots. For the majority, 1 parking space will be allocated per unit with 4no. 1-bedroom apartments provided with 2 allocated parking spaces and 5no. Cherry Lime Parkway Houses allocated with 7 parking spaces. 6 unallocated visitor parking spaces will be provided to serve the development. 48 parking spaces will therefore now be provided across the site (42 spaces on initial submission), which are easily accessible within the layout.
- 8.10 As amended, the proposed allocated parking strategy now meets TWC Central Adopted Parking Standards (40 spaces required), with a shortfall of 9 unallocated parking spaces. The LHA commentary confirms that central parking standards already take into consideration the sustainable location and car ownership data. However, noting the proposed dwellings are affordable and with on-street parking provisions/ parking restrictions currently in place on North Road, the LHA would not consider any potential overspill parking that may occur to be substantial and would unlikely result in an unacceptable

highway safety issue. In order to ensure the school related parking does not occur within the site, parking restrictions would be installed at the upgraded site access and extended into the site.

- 8.11 Much of local representation raises concern around the proposal worsening existing access and parking issues along North Road derived from its context as a Local Distributor Road directly serving two primary schools. Representation of the LHA acknowledges existing local parking pressures and congestion during school pick up and drop off times. Parking restrictions and designated on-street parking bays are in place on North Road to safely control school traffic which are enforceable by the Local Highway Authority / Police Authority. This is a typical experience for many schools locally and nationally.
- 8.12 In assessing this application, the latest 5-year TWC Personnel Injury Collision Data available (2021-2026) have been reviewed, and it is confirmed that no collisions on North Road have been recorded. Recent Traffic Count Data (September 2024) recorded on North Road also indicate that two-way 5-day average traffic flows in the AM weekday peak (454) are much higher than the PM (246) and School pick up 3-4 PM (329) weekday peak.
- 8.13 Liaison with the TWC Traffic & Road Safety Engineering Manager has confirmed that there are no Traffic Management and Road Safety concerns on North Road that at this present time warrant intervention. TWC School Travel Plan Co-ordinator has also confirmed that Wrekin View Primary School and St Patricks Catholic Primary School do not have School Travel Plans in place however efforts are currently being made to engage with both schools in order to encourage modal shift and reduce congestion during school peak periods.
- 8.14 Through the submitted Transport Statement updated TRICS Analysis has been undertaken in both the traditional AM and PM peak period to forecast the proposed vehicle trip generation of the revised development (6 Houses and 34 Apartments) based on units being privately owned instead of social housing offering a more robust assessment.
- 8.15 A Traffic Count Survey has then been undertaken by the LHA on Deer Park Road (serves 42 dwellings) to capture existing residential trip generation during school peak times associated to that of a similar scale and locality of the development site. The survey concluded that residential trip generation during school drop off and pick up times are very low and evidences the robustness of the TRICS based forecast trip generation stated by the proposals. On-site observation concluded that the majority of vehicle arrivals and departures were externally generated associated to local school traffic parking on side roads:

<b>AM</b>
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Time period	Arrival	Departure	Observations
8:00-8:10	2	2	<i>*Majority of arrivals/ departures school related and not generated by existing residential development. Heavy on-street parking.</i>
8:10-8:20	4	1	
8:20-8:30	12	5	
8:30-8:40	13	10	
8:40-8:50	8	14	
8:50-9:00	2	10	
Total	41	42	
<b>PM</b>			
14:30-14:40	2	1	<i>*Majority of arrivals/ departures school related and not generated by existing residential development. Heavy on-street parking.</i>
14:40-14:50	11	2	
14:50-15:00	11	3	
15:00-15:10	20	2	<i>*Queue at Junction onto North Road between 15:20-15:40. School related departures continue to 15:50.</i>
15:10-15:20	10	21	
15:20-15:30	6	20	
Total	60	49	

8.16 When considering existing traffic flows on North Road within the AM and School PM network peak period and potential negligible increase of new vehicle trips (2.6%- 5.2% uplift) associated to the residential development, the residual cumulative impact is not considered to be severe, therefore does not provide a sound basis for refusal on highways grounds (NPPF para.116) nor would require mitigation from the Applicant. The LHA have also highlighted that local catchment schools are situated within comfortable walking distance of the development site therefore would further reduce car-borne trips during this time period.

8.17 Appropriate pedestrian footways and tactile crossing points on pedestrian desire lines have now been accommodated within the internal road layout which addresses previous design concerns raised by the LHA.

8.18 Related to highways matters it is concluded that subject to appropriate conditioning and a S106 contribution towards the implementation of parking restrictions within the vicinity of the site, the development proposal would not

worsen the existing situation or create a new highway safety issue on North Road that would substantiate a robust reason for refusal on highway grounds.

### **Design & Layout**

- 8.19 Architecturally the proposal seeks a modern approach to both the apartments and two storey houses. This has carried through from the previous Withdrawn scheme, whereby the principle of the use of composite cladding and low-angled asymmetric roofs serving the three storey apartment blocks was considered acceptable given that there is such a variety of character in this location. Concern was however raised as to being a little monotonous in its forms, and presented a poor frontage to North Road with the more active frontage facing south within the site to the Birch block (historically Block A).
- 8.20 Through this submission the Applicant has duly taken on board this concern, with the entrance reoriented to the west onto North Road, and additional windows added to the south elevation further to a request from Officers to provide a more active frontage traversing through the site. The mass of Birch House would be broken up by a mix of brick and cladding, projecting gables, a mix of vertical and horizontal emphasis windows. It is also notably setback within the site at over 40 metres from the western edge, with roadside tree planting and an area of open space incorporating new and existing trees. Whilst this setback includes an area of car parking this too will be softened by the introduction of additional planting, and notably this area did comprise parking through the historic use of the site sitting against a straight access road that will now curve through the site.
- 8.21 The second apartment Block - Rowan House - would sit within the eastern half of the site behind Birch House, with its frontage and entrance onto the internal road. As with Birch House its mass is broken up by a mix of brick and cladding finish, a mix of vertical and horizontal emphasis windows, with stepping in and out afforded by projecting gables off the front elevation which translate through to recessed sections at the rear. Canopy porches to both entrances of Birch and Rowan House are proposed.
- 8.22 A courtyard parking area has been set between the two blocks, this had previously been provided as open space, then amended further to concern as to a shortfall in parking provision. This is considered to be a balanced compromise of the scheme, with sufficient communal space afforded to future occupants elsewhere within the site, in order to provide additional on-site parking to seek to avoid overspill to North Road appreciating existing concerns around parking in the locality. Notably the LPA have sought a reduction to the level of development on site. The Applicant has made some amendment to the housing mix, but have remained at 40 units as the position understood to make a workable and viable scheme, balanced with the provision of affordable housing with sufficient amenity space in such a

sustainable location that Officers would be considered not defensible at Appeal.

- 8.23 In respect of the National Design Space Standards (NDSS), the majority of the units sit below the level of the Gross Internal Area sought, whilst all units are compliant regarding bedroom sizes and built in storage. Through the submission the position has been identified as being led by a combination of site-specific design constraints, and the need to balance competing priorities within the scheme. The site layout, building footprints, and prescribed separation distances creating fixed parameters that are defined as limiting opportunities for increasing the internal floor areas of certain units without compromising other key planning and design objectives - such as achieving parking and access arrangements, safeguarding existing trees and ecology zones, and maintaining an efficient, policy-compliant density across the site. Given these influences to the benefits of affordable housing provision, the retention of a Green Network context to the site, compliance with M4(2) and M4(3) requirements, the slight under provision related to GIA is considered to sit within an acceptable threshold in this instance.
- 8.24 The two storey dwelling and flat units comprising Cherry Lime Parkway are set at the south eastern edge of the site. They comprise a materials palette following through from the apartment blocks of a multi red brick with horizontal composite cladding above, and grey windows. The building line is varied by the setting back of a number of the two bed houses and the flats. Given the separation distance and existing intervening development to the rear of Vineyard House sitting to the south of the development, the proposal is not considered to have a detrimental impact in this regard to the Building of Local Interest.
- 8.25 Related to the landscaping, a mix of communal space (including a footpath link through to neighbouring Crescent Road Playing Field), designated patio areas serving the ground floor apartments, and private gardens are proposed to serve the southern house and flatted properties. Healthy Spaces have confirmed that they raise no objection to the application subject to a condition requiring the submission of a more detailed Landscape Management Plan (LMP) and provision of the 3m ball-stop fencing on the northern boundary adjoining the school playing fields, as shown on the amended boundary treatments plan.
- 8.26 Part of the request for amendment to this scheme has been led by the need for additional amenity space to serve units balanced with the need for additional parking. Through the proposal before Members it is considered that the best achievable balance has been secured. Sufficient private amenity is now proposed for the family sized units, with units afforded individual space where permissible, and access to notable communal space around the site that will benefit from additional planting and the provision of seating to allow

for useable space. Streetscenes will also be enhanced within the development with the addition of numerous trees as shown on the Site Plan. The Superseded Landscape Plan (Rev H), whilst not latterly updated to accord with the amended layout, is understood to be a gauge of the Applicant's intention relating to the form of detailed landscaping proposed for the site with a positive mix of varied planting across the site. Provision of detailed landscaping would duly be conditioned. Collectively, the built and natural environment elements of the site are considered to represent an acceptable layout and design of the proposal according with TWLP Policy BE1.

### **Impact on the amenity of adjacent properties / uses**

- 8.27 Local representation has raised concern around the impact of a construction phase. This concern is appreciated, and in order to lessen this impact it is proposed to restrict the delivery times for construction materials to outside of peak school drop off and pick up times. A Construction Management Plan condition would also be imposed to set parameters for the parking of site personnel, operational hours, construction lighting, noise, dust and so on.
- 8.28 The context of safeguarding relating to the position of the apartment blocks to the neighbouring Wrekin View Primary School & Nursery has been raised. Here the principle of active elevations to the north was accepted through the previous Withdrawn scheme, with the school playing fields providing separation between the buildings. Notably the playing fields sit within the context of the streetscene of North Road with residential development opposite, no objection has been raised by the neighbouring school through consultation (to this and the previous scheme), with the principle of three storey development, albeit further setback within the site, established through the approved Dementia care scheme. Nonetheless appreciating the scale of development and proximity, the LPA would condition the provision of tinted and acoustic glazing for windows along the north elevation of both Birch House and Rowan House to seek to mitigate for the concern raised.
- 8.29 At the outset of the application insufficient separation distances to neighbouring properties to the south (Vineyard Place) was raised as a concern by the LPA. In turn, two 3-bed units of Cherry Lime Parkway were rescaled to smaller properties to ensure sufficient separation distances apply - minimum 21m between habitable windows together with gardens depths of at least 5m per storey height. The now vacant Farcroft Nursing Home falls to the south-west which is primarily 2-storey tapering down the site from east to west, using the natural change in levels along Vineyard Place. Whilst it is understood that TWC have acquired the site with plans seeking its redevelopment having been latterly announced, as it presently stands the adjacent development comprises single storey development, with a separation distance from the secondary ground floor kitchen window of Cherry Lime

Parkway unit 1 at 15.5m. Subject to provision of obscure glazing to this window, the proposed arrangement is considered acceptable.

- 8.30 Whilst notably a marked change to the outlook currently enjoyed by the properties of surrounding dwellings, the Council consider that appropriate distances have been achieved to minimise overlooking and overbearance, subject to mitigation as appropriate. Views to the buildings will be further softened by existing and proposed landscaping.

### **Drainage**

- 8.31 The site is located wholly within Flood Zone 1. Surface Water is proposed to be conveyed via an Attenuation Basin sitting in an area of open space at the western side of the site to mains to the west of the site, with foul drainage also conveyed to mains likewise to the west. During the course of the application the proposed drainage arrangements have been worked up and amended. On this basis the Lead Local Flood Authority (LLFA) support the application subject to conditioning out of the implementation of the agreed arrangements. Officers are therefore satisfied that the development would not increase flood risk on site or in the surrounding area.

### **Land Stability and Contamination**

- 8.32 The application is supported by a Phase II Geoenvironmental Report and Remediation Method Statement. The primary source of potential contaminant identified by the former assessment is identified as a lead hotspot recorded in Made Ground in an exploratory hole (WS09) located within an area of proposed soft landscaping towards the south eastern edge of the site. As such a risk to end-users remains and remediation to reduce this risk is required, with recommendations in said regard applying, as further reinforced in the Remediation Method Statement. Slope Stability is not considered to an issue for this site. Further recommendations are identified in the Report including foundation and slab forms. Subject to conditioning of works in accordance with the Report and Statement, Officers are satisfied that the site will not pose a contamination risk during the construction phase, to future occupants or neighbouring residents, and is not a constraint to development.

### **Ecology and Trees**

- 8.33 The application is supported by a Preliminary Ecological Appraisal, a Biodiversity Net Gain Report and Statutory Biodiversity Metric as amended. These reflect that the site is currently largely comprised of hardstanding remaining from previous development, grassland and scrub areas, with an area of broadleaved woodland present in the eastern section. Modified grassland is present in the west of the site, with neutral grassland areas in the south and east. The site is set within an urban context, but does have connectivity to other habitat areas. Proposed conditions are recommended to

Members to provide additional opportunities for wildlife onsite post-development and precautionary measures relating to badgers; whilst the lighting proposal submitted is supported by TWC Ecology, this is based around a previous layout, so therefore whilst establishing acceptable principles, this would be conditioned out accordingly.

- 8.34 The woodland at the eastern part of the site has a role in providing green infrastructure and ecological connectivity. This area is part of Telford & Wrekin's Green Network and is addressed above. Notably local representation makes reference to the timing of the ecology report however this is considered acceptable to TWC Biodiversity and Green Infrastructure Specialists.
- 8.35 An Arboricultural Impact Assessment has been submitted with the application including a Tree Protection Plan. This indicates that Tree Removal will comprise two marginal Category 'B' oak trees (T16 / T17), two Category 'C' oak and birch trees (T18 / T19), and one poor quality Category 'C' sycamore tree (T20). In addition to this one area of the willow scrub group G22 measuring approximately 20 x 5m will be cleared, and scrub groups G7 / G8 pruned back to accommodate new landscaped paths.
- 8.36 Notably the two oak trees T16 and T17 were recorded as "marginal" Category B trees owing to their small stature and fair to poor form, but extensive useful life expectancy. The trees are not highly visible from the surrounding landscape, such that their removal is deemed not to have an impact on the character and appearance of the area. The sycamore tree T20 has been identified as having several structural defects the loss of which would likely be required within the near future as part of management of the site. The reduction in size of the willow group G22 at the north eastern corner of the site will not impact the form and character of the group as a whole, and the management of groups G7 and G8 at the south western edge will improve the visual amenity value of the site.
- 8.37 It is identified that there are no significant conflicts between the proposed development and crown / branches of retained trees / vegetation, and the expected future growth and mature size of the retained vegetation is also not considered to cause significant conflicts with the future use of the buildings. A number of trees will be crown lifted to provide 2.5m vertical clearance for pedestrian access and private vehicle parking, this forms part of the typical management of landscape amenity trees and will not require the removal of any significant scaffold branches.
- 8.38 The proposed development provides opportunities for replacement planting and there is adequate space within central areas of the site to significantly enhance the landscape setting of the site and provide long-term amenity

benefits to the surrounding areas, with appropriate conditioning to ensure sufficient provision to compensate for the loss, as well as protection of the existing retained trees, the proposal is considered to accord with TWLP Policy NE2.

### **Other Matters**

- 8.39 A number of representations make reference to better uses of the site that should come forward. Officers note that it is obliged to consider the planning application before the LPA put forward by the owner of the site for a residential purpose, its compliance with the Development Plan and any mitigation that is required to lessen and control the impact of the development.
- 8.40 Concern around lack of infrastructure in the local area to serve future residents has been raised given existing issues. The Application has involved consultation with the NHS and the Council's Schools Organisation department, further to this financial contributions to healthcare and education services in the local area have been requested, payment of which has been agreed by the Developer. Infrastructure beyond this sits outside the remit of Planning Applications.

### **Planning Obligations**

- 8.41 Any planning consent would be conditional on the agreement of a S106 agreement to secure the following (plus indexation):
- Part M4(2) and M4(3) Accessible and Adaptable Dwellings and Wheelchair Use Dwellings in accordance with Homes for All SPD
  - Education – amended calculations awaited based on revised housing mix, to be reported to Committee (stood at £210,911, comprising Primary school contribution of £157,370, Secondary school contribution of £53,540 on previous mix)
  - Healthy Spaces - Play contribution of £26,272.50, Sport and Recreation contribution of £33,101.00
  - Highways - £5,000 towards the implementation of parking restrictions within the vicinity of the site access given the proximity of local schools
  - NHS - £35,831 targeted to support the expansion of the Wellington Medical Practice
  - 1% Monitoring Fee for Section 106 Contributions.
- 8.42 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on

its own merits: a) necessary to make the development acceptable in planning terms; b) directly related to the development; c) fairly and reasonably related in scale and kind to the development.

## 9. CONCLUSIONS

- 9.1 On balance, it is considered that the proposal is compliant with housing policies of the Telford & Wrekin Local Plan 2011-2031, with a small loss of Green Network offset by additional planting and management of the open space on-site, in combination with the public benefit of affordable housing provision. The proposed development will respect and respond positively to the site and the wider area. Given the separation distances applying, and proposed parking arrangements as amended, with proposed mitigation measures in place, the impact of the development upon the amenity of neighbouring properties is suitably controlled.
- 9.2 The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

## 10. DETAILED RECOMMENDATION

- 10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** (with the authority to finalise any matters including conditions, legal agreement terms, or any later variations) subject to the following:
- A) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (subject to indexation from the date of committee), with terms to be agreed by the Development Management Service Delivery Manager, relating to:
- i) Part M4(2) and M4(3) Accessible and Adaptable Dwellings and Wheelchair Use Dwellings in accordance with Homes for All SPD
  - ii) Education – amended calculations awaited based on revised housing mix, to be reported to Committee (stood at £210,911, comprising Primary school contribution of £157,370, Secondary school contribution of £53,540 on previous housing mix)
  - iii) Healthy Spaces - Play contribution of £26,272.50, Sport and

Recreation contribution of £33,101.00

- iv) Highways - £5,000 towards the implementation of parking restrictions
- v) NHS - £35,831 targeted to support the expansion of the Wellington Medical Practice
- vi) 1% Monitoring Fee for Section 106 Contributions.

B) The following conditions and informatives (with authority to finalise conditions, informatives and reasons for approval to be delegated to Development Management Service Delivery Manager):-

Time Limit Full

Samples of materials

Sample Brick Panel

Road Design Details

Improved Site Access Arrangement

Proof of use of attenuation crates (surface water drainage)

Landscaping (Major)

Landscaping – Management Plan (Majors)

Installation of artificial wildlife features

Pre-commencement inspection – Badgers

Lighting Plan

Site Environmental Management Plan (including no deliveries in or out at school drop off / pick up)

Nominations Agreement

Habitat Monitoring and Management Plan

Materials – Acoustic and tinted glazing north elevation Birch House and Rowan House

Materials – obscure glazing Unit 1 Cherry Lime Parkway

Parking, Loading, Unloading and Turning

Highways Drainage

Bicycle Storage

Drainage prior to occupation

Works in accordance Geoenvironmental Report and Method Statement

Trees – Soil Levels

Trees – Material Storage/Burning

Trees – Hedge & Tree Protection

Gate to Crescent Road Playing Field to remain open at all times and in perpetuity

Development in accordance with plans

Deliveries (construction phase)

Informatives

S106 Agreement

Local Highways Authority – Provision of Minor Access

Local Highways Authority – Adoptable Streets

Coal Authority - Low Risk Standing Advice

Nesting Birds

Trenches and Pipework

Lifespan of Ecological Reports

Site Clearance

Disturbance of Debris and Rubble

Fire Authority

Biodiversity Net Gain – Required

Conditions

Reason for Grant

Approval following amendments - NPPF

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**SCHEDULE OF ACCOMMODATION**

Apartment Type:	1B2P M4(1)	43.57m <sup>2</sup>
Apartment Size:	6	1.5m <sup>2</sup>
Quantity:		
Storage:		
Flat Type:	1B2P M4(2)	45.00m <sup>2</sup>
Apartment Size:	4	1.5m <sup>2</sup>
Quantity:		
Storage:		
Apartment Type:	2B3P M4(2)	53.87m <sup>2</sup>
Apartment Size:	10	2.0m <sup>2</sup>
Quantity:		
Storage:		
Apartment Type:	1B2P M4(3)	55.80m <sup>2</sup>
Apartment Size:	2	1.5m <sup>2</sup>
Quantity:		
Storage:		
Apartment Type:	2B3P M4(1)	53.88m <sup>2</sup>
Apartment Size:	12	2.0m <sup>2</sup>
Quantity:		
Storage:		
House Type:	2B4P M4(2)	80.6m <sup>2</sup>
House Size:	3	2.0m <sup>2</sup>
Quantity:		
Storage:		
House Type:	3B5P M4(2)	84.48m <sup>2</sup>
House Size:	3	2.5m <sup>2</sup>
Quantity:		
Storage:		

**Key**

	Existing Trees		Red Line Boundary
	Proposed Trees (New)		

**Proposed Site Plan**  
1 : 500

**A3**  
original sheet size

North Point:

Scale Bar:

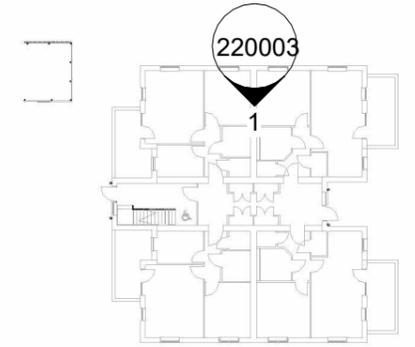
Revision Schedule				
Rev. No.	Date	Issuer	Checker	Revision Description
P22	07/11/25	KW	ED	Design Review per meeting comments
P23	12/11/25	KW	ED	Design Review per meeting
P24	12/11/25	KW	ED	Issued for Planning
P25	03/02/26	KW	ED	Issue for Coordination
P26	10/02/26	KW	ED	Issue to Planning

Client:	Project: North Road Housing Telford	Drawing Title: Proposed Site Plan - Planning
Status: PLANNING	Drawn By: KD, Checked By: ZW, Date: 23/04/2025, Scale: As indicated	Job Number: 105469, Drawing Code: HLN-XX-XX-DR-A-, Drawing Number: 200048, Status: S3, Rev: P26
© 2025 HLN Limited. All Rights Reserved. Check printed scale, responsibility is not accepted for errors scaling from this drawing, reproduction of digital media or measuring from this document. All construction information should be taken from figured dimensions only. Report doubts/ discrepancies to project Architect.		HLN Architects Ltd 21/22 Neptune Court, Vanguard Way, Cardiff CF24 5PJ t: 0845 375 3298 e: info@hln.co.uk www.hln.co.uk
RIBA Chartered Practice 		CARDIFF <input checked="" type="checkbox"/> MIDLANDS <input type="checkbox"/> LONDON <input type="checkbox"/> 

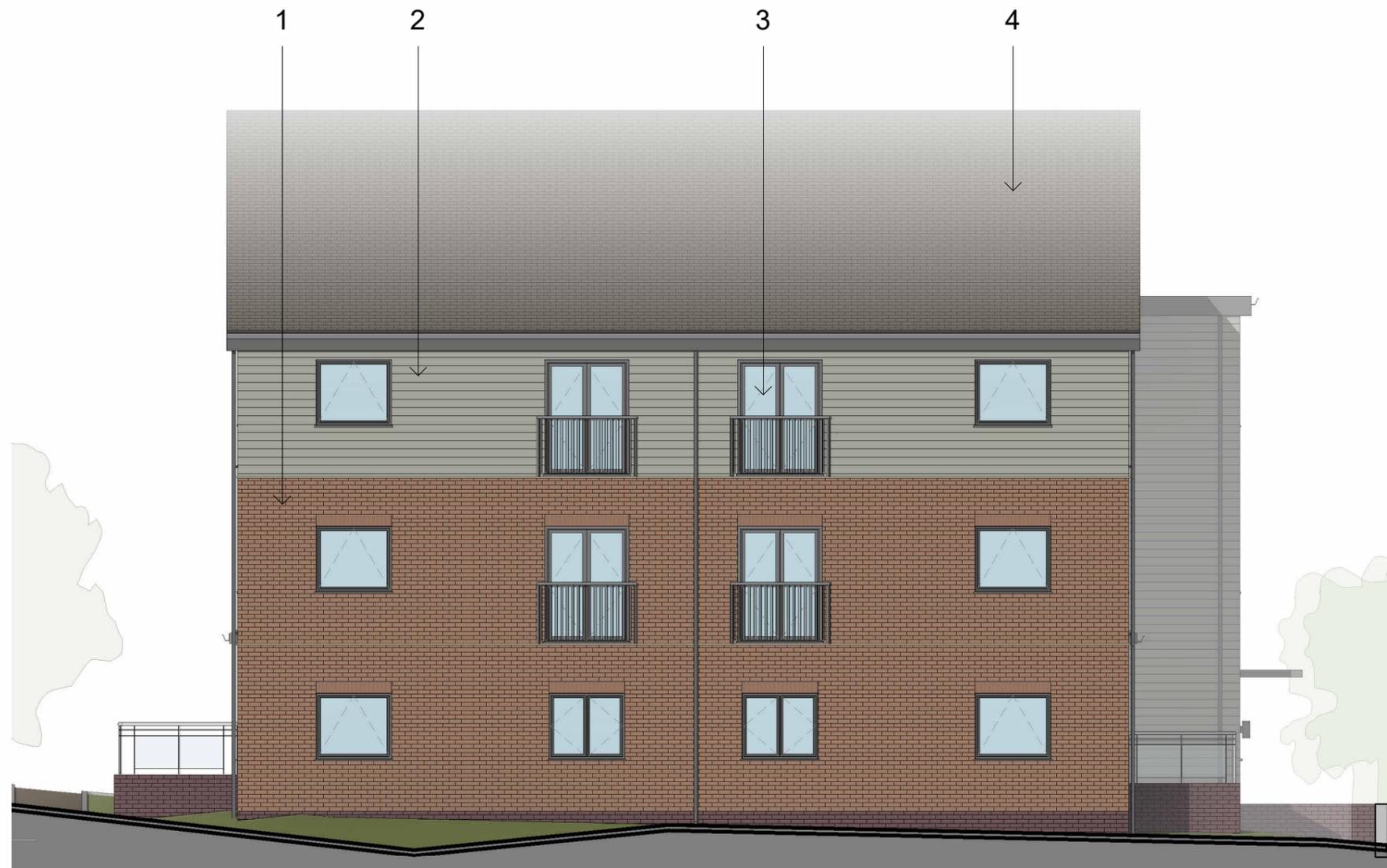
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**MATERIALS KEY:**

- 1 - Multi-Red Brick
- 2 - Horizontal Composite Cladding.
- 3 - Double glazed windows with dark grey frame.
- 4 - Grey Roof Tiles
- 5 - Indicative location of Photovoltaics
- 6 - External Lighting



**Key Plan**



**Birch House - North Elevation**

1 : 100

North Point:	Scale Bar:

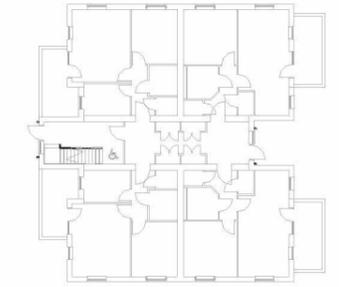
Revision Schedule				
Rev. No.	Date	Issuer	Checker	Revision Description
P03	02/05/25	KD	ZW	For Comment & Review
P04	16/05/25	KD	ZW	Issued for Planning
P05	12/11/25	KW	ED	Issue for Comment and Review
P06	12/11/25	KW	ED	Issued for Planning
P07	10/02/26	KW	ED	Issue to Planning

Client 	Project North Road Housing Telford	Drawing Title Birch House - Proposed North Elevation	
Status PLANNING	Drawn By   Checked By   Date KD   ZW   02/04/2025	Scale As indicated	Job Number   Drawing Code   Drawing Number   Status   Rev. 105469   HLN-01-ZZ-DR-A-   220003   S4   P07
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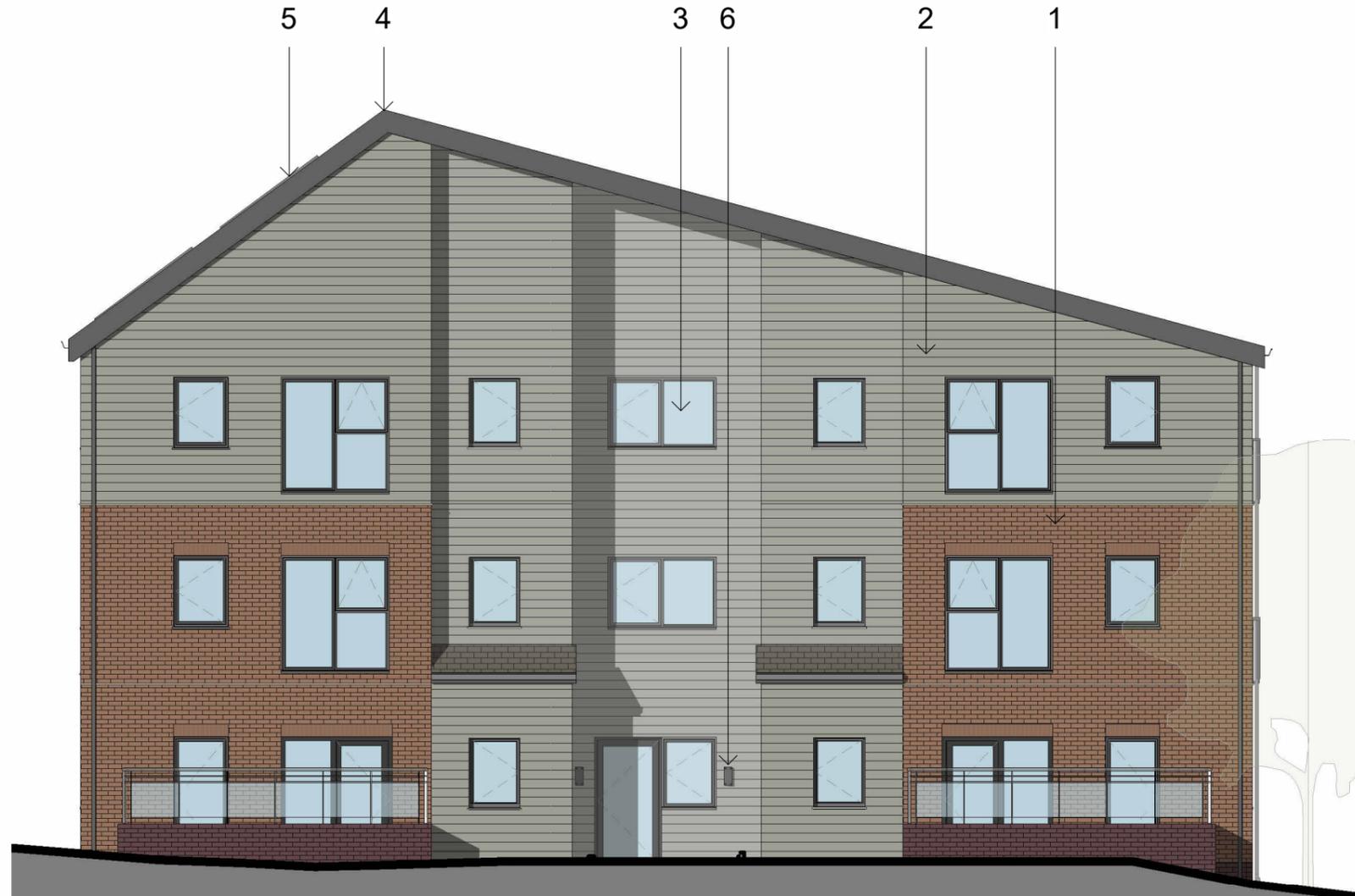
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**MATERIALS KEY:**

- 1 - Multi-Red Brick
- 2 - Horizontal Composite Cladding.
- 3 - Double glazed windows with dark grey frame.
- 4 - Grey Roof Tiles
- 5 - Indicative location of Photovoltaics
- 6 - External Lighting



**Key Plan**



**Birch House - East Elevation**

1 : 100

Page 37

**A3**  
original sheet size

North Point:	Scale Bar:

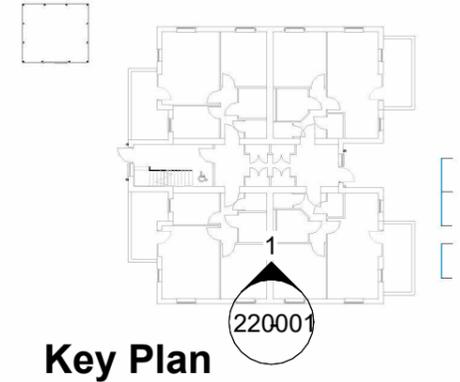
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P04	16/05/25	KD	ZW	Issued for Planning
P05	12/11/25	KW	ED	Issue for Comment and Review
P06	12/11/25	KW	ED	Issued for Planning
P07	10/02/26	KW	ED	Issue to Planning

Client	Project	Drawing Title	
Green Square Accord	North Road Housing Telford	Birch House - Proposed East Elevation	
Status	Drawn By   Checked By   Date	Scale	Job Number   Drawing Code   Drawing Number   Status   Rev.
PLANNING	KD   ZW   02/04/2025	As indicated	105469   HLN-01-ZZ-DR-A-   220002   S4   P07
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		CARDIFF <input checked="" type="checkbox"/> MIDLANDS <input type="checkbox"/> LONDON <input type="checkbox"/>	

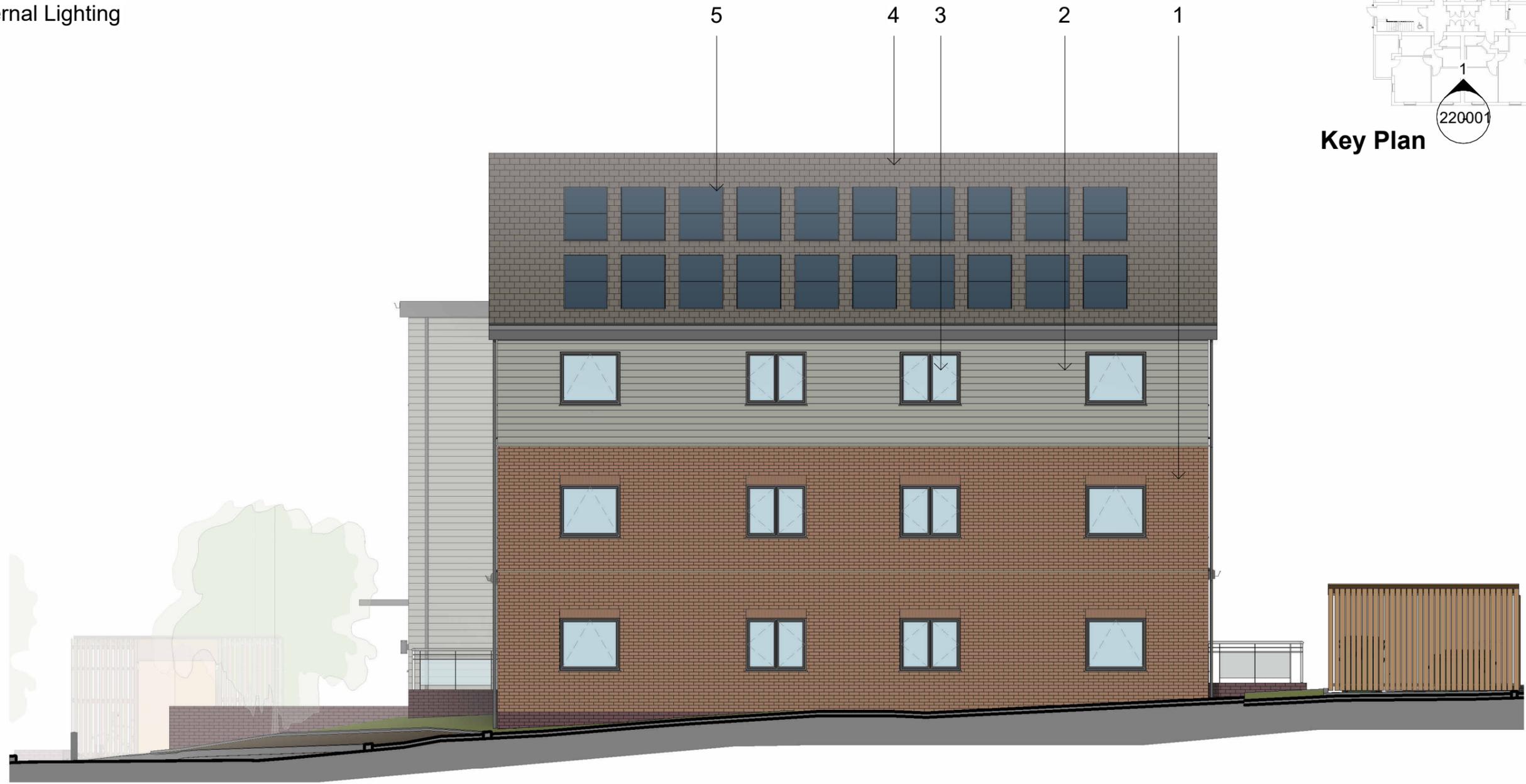
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**MATERIALS KEY:**

- 1 - Multi-Red Brick
- 2 - Horizontal Composite Cladding.
- 3 - Double glazed windows with dark grey frame.
- 4 - Grey Roof Tiles
- 5 - Indicative location of Photovoltaics
- 6 - External Lighting



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**Birch House - South Elevation**

1 : 100

**A3**  
original sheet size

North Point:	Scale Bar:

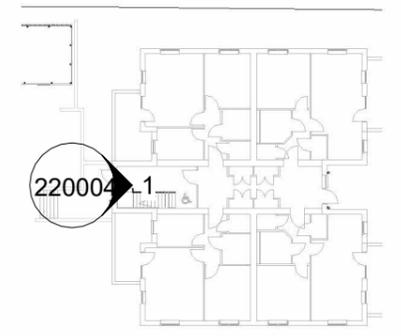
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P05	12/11/25	KW	ED	Issue for Comment and Review
P06	12/11/25	KW	ED	Issued for Planning
P07	10/02/26	KW	ED	Issue to Planning

Client:	Project:	Drawing Title:
Green Square Accord	North Road Housing Telford	Birch House - Proposed South Elevation
Status:	Drawn By/Checked By/Date/Scale:	Job Number/Drawing Code/Drawing Number/Status/Rev:
PLANNING	KD ZW 02/04/2025 As indicated	105469 HLN-01-ZZ-DR-A- 220001 S4 P07
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		RIBA # CARDIFF <input checked="" type="checkbox"/> MIDLANDS <input type="checkbox"/> LONDON <input type="checkbox"/>

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**MATERIALS KEY:**

- 1 - Multi-Red Brick
- 2 - Horizontal Composite Cladding.
- 3 - Double glazed windows with dark grey frame.
- 4 - Grey Roof Tiles
- 5 - Indicative location of Photovoltaics
- 6 - External Lighting



**Key Plan**



**Birch House - West Elevation**

1 : 100

North Point:	Scale Bar:

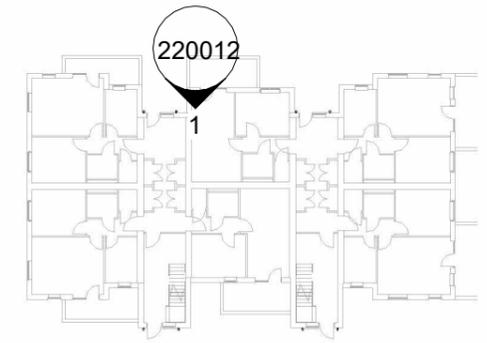
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P06	12/11/25	KW	ED	Issued for Planning
P07	10/02/26	KW	ED	Issue to Planning

Client	Project	Drawing Title	
Green Square Accord	North Road Housing Telford	Birch House - Proposed West Elevation	
Status	Drawn By   Checked By   Date	Scale	Job Number   Drawing Code   Drawing Number   Status   Rev.
PLANNING	KD   ZW   02/04/2025	As indicated	105469   HLN-01-ZZ-DR-A-   220004   S4   P07
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**MATERIALS KEY:**

- 1 - Multi-Red Brick
- 2 - Horizontal Composite Cladding.
- 3 - Double glazed windows with dark grey frame.
- 4 - Grey Roof Tiles
- 5 - Indicative location of Photovoltaics
- 6 - External Lighting



**Key Plan**

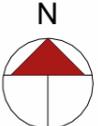
Page 43

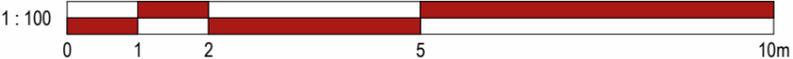


**Rowan House - North Elevation**

1 : 100

**A3**  
original sheet size

North Point: 

Scale Bar: 

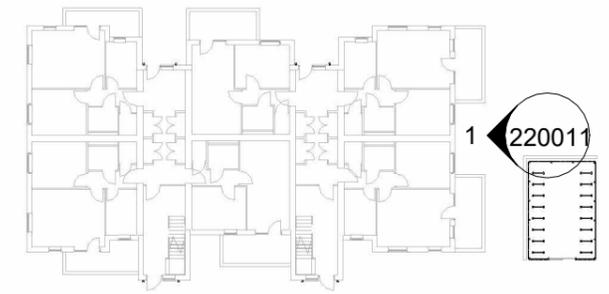
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P05	12/11/25	KW	ED	Issue for Comment and Review
P06	12/11/25	KW	ED	Issued for Planning
P07	10/02/26	KW	ED	Issue to Planning

Client 	Project North Road Housing Telford	Drawing Title Rowan House - Proposed North Elevation	
Status PLANNING	Drawn By   Checked By   Date KD   ZW   02/04/2025	Scale As indicated	Job Number   Drawing Code   Drawing Number   Status   Rev. 105469   HLN-02-ZZ-DR-A-   220012   S4   P07
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**MATERIALS KEY:**

- 1 - Multi-Red Brick
- 2 - Horizontal Composite Cladding.
- 3 - Double glazed windows with dark grey frame.
- 4 - Grey Roof Tiles
- 5 - Indicative location of Photovoltaics
- 6 - External Lighting



**Key Plan**



**Rowan House - East Elevation**

1 : 100

Page 45

**A3**  
original sheet size

North Point:	Scale Bar:

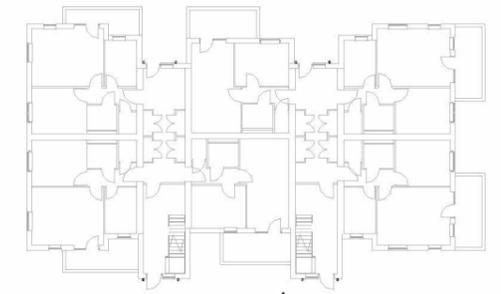
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P06	12/11/25	KW	ED	Issued for Planning
P07	10/02/26	KW	ED	Issue to Planning

Client	Project	Drawing Title	
	North Road Housing Telford	Rowan House - Proposed East Elevation	
Status	Drawn By   Checked By   Date	Scale	Job Number   Drawing Code   Drawing Number   Status   Rev.
PLANNING	KD   ZW   02/04/2025	As indicated	105469   HLN-02-ZZ-DR-A-   220011   S4   P07
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**MATERIALS KEY:**

- 1 - Multi-Red Brick
- 2 - Horizontal Composite Cladding.
- 3 - Double glazed windows with dark grey frame.
- 4 - Grey Roof Tiles
- 5 - Indicative location of Photovoltaics
- 6 - External Lighting



**Key Plan**



Page 47



**Rowan House - South Elevation**

1 : 100

**A3**  
original sheet size

North Point:	Scale Bar:

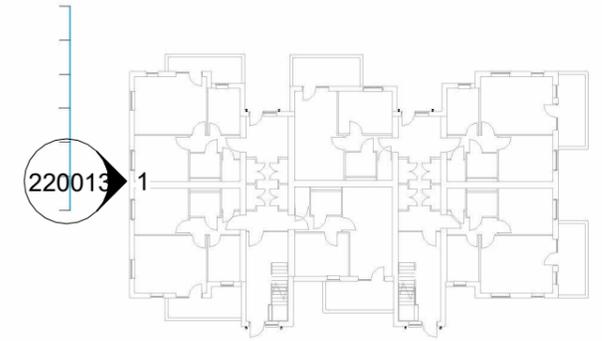
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P06	12/11/25	KW	ED	Issued for Planning
P07	10/02/26	KW	ED	Issue to Planning

Client	Project	Drawing Title	
Green Square Accord	North Road Housing Telford	Rowan House - Proposed South Elevation	
Status	Drawn By   Checked By   Date	Scale	Job Number   Drawing Code   Drawing Number   Status   Rev.
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**MATERIALS KEY:**

- 1 - Multi-Red Brick
- 2 - Horizontal Composite Cladding.
- 3 - Double glazed windows with dark grey frame.
- 4 - Grey Roof Tiles
- 5 - Indicative location of Photovoltaics
- 6 - External Lighting



**Key Plan**



Page 49

**Rowan House - West Elevation**  
1 : 100

**A3**  
original sheet size

North Point:	Scale Bar:

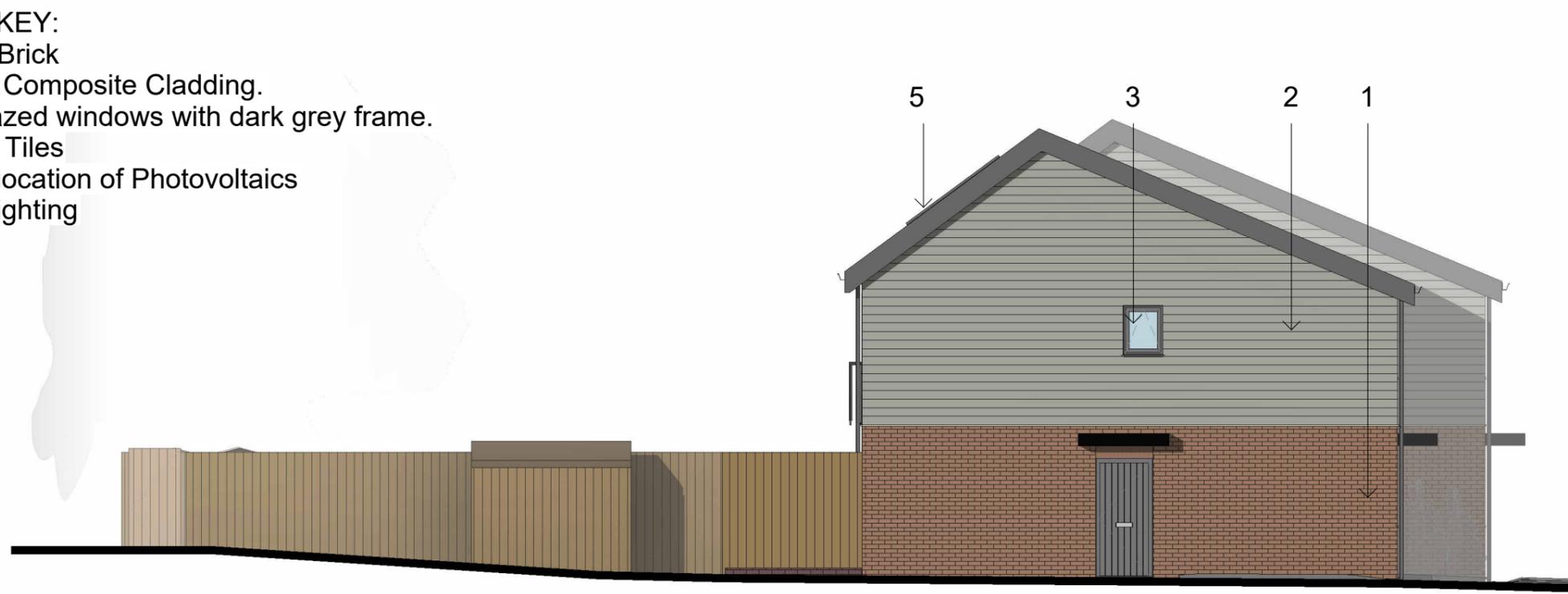
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P06	12/11/25	KW	ED	Issued for Planning
P07	10/02/26	KW	ED	Issue to Planning

Client:	Project:	Drawing Title:	
	North Road Housing Telford	Rowan House - Proposed West Elevation	
Status:	Drawn By/Checked By/Date:	Scale:	Job Number/ Drawing Code/ Drawing Number/ Status/ Rev.
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**MATERIALS KEY:**

- 1 - Multi-Red Brick
- 2 - Horizontal Composite Cladding.
- 3 - Double glazed windows with dark grey frame.
- 4 - Grey Roof Tiles
- 5 - Indicative location of Photovoltaics
- 6 - External Lighting



**Key Plan**

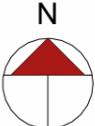
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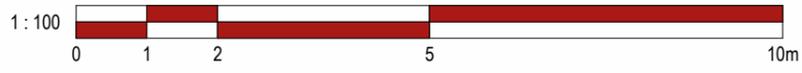
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**Terrace Housing 1 - North Elevation**

1 : 100

North Point: 

Scale Bar: 

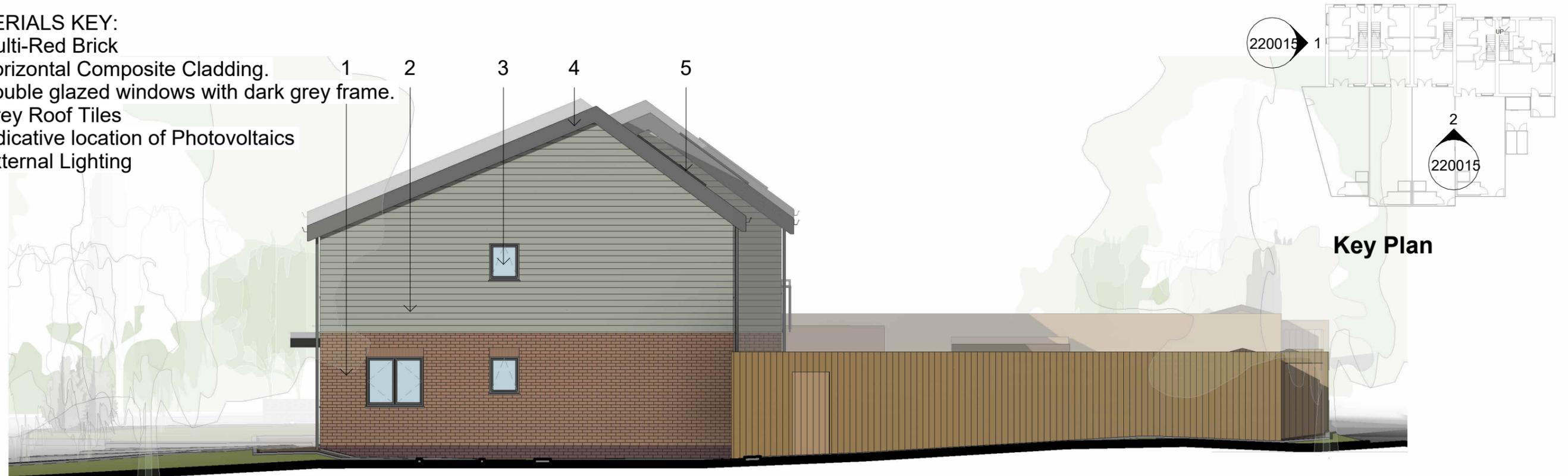
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P05	12/11/25	KW	ED	Issue for Comment and Review
P06	12/11/25	KW	ED	Issued for Planning
P07	10/02/26	KW	ED	Issue to Planning

Client 	Project North Road Housing Telford	Drawing Title Terrace Housing 1 - Proposed North & East Elevations
Status PLANNING	Drawn By/Checked By/Date KD ZW 02/04/2025	Scale As indicated
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**MATERIALS KEY:**

- 1 - Multi-Red Brick
- 2 - Horizontal Composite Cladding.
- 3 - Double glazed windows with dark grey frame.
- 4 - Grey Roof Tiles
- 5 - Indicative location of Photovoltaics
- 6 - External Lighting



**Terrace Housing 1 - West Elevation**

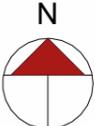
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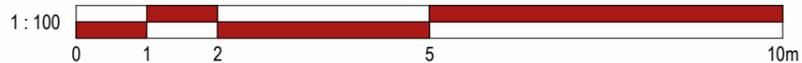
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**Terrace Housing 1 - South Elevation**

1 : 100

North Point: 

Scale Bar: 

Revision Schedule				
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P03	02/05/25	KD	ZW	For Comment & Review
P04	16/05/25	KD	ZW	Issued for Planning
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P07	10/02/26	KW	ED	Issue to Planning

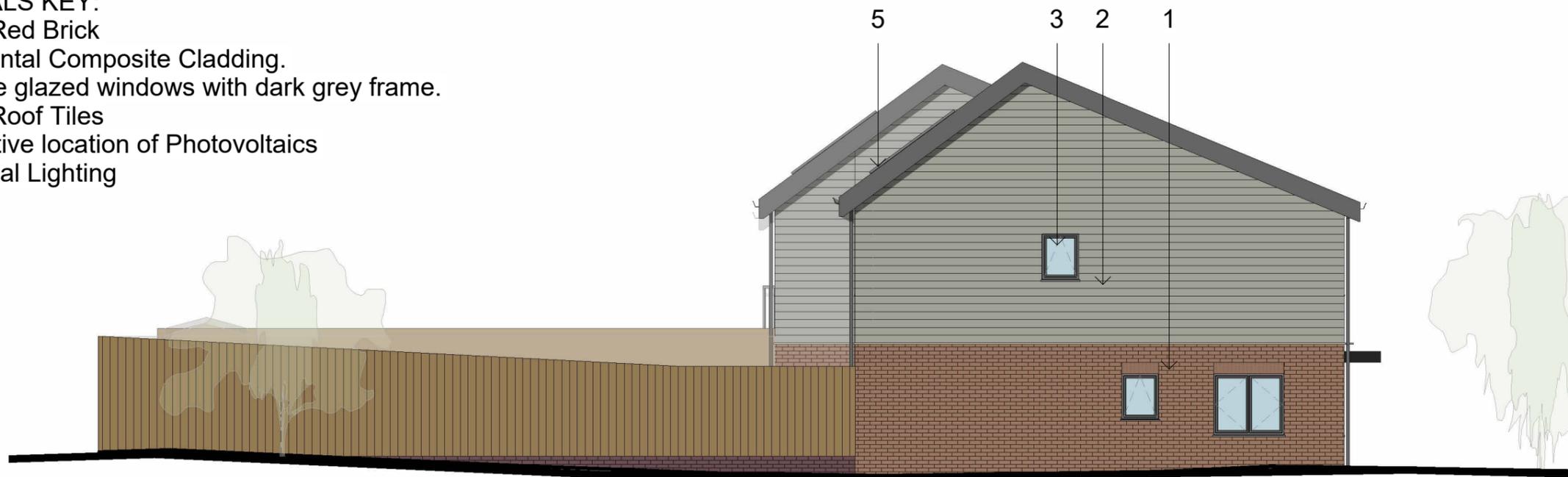
Client 	Project North Road Housing Telford	Drawing Title Terrace Housing 1 - Proposed West & South Elevations
Status PLANNING	Drawn By/Checked By/Date KD ZW 02/04/2025	Scale As indicated
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HLN Architects Ltd 21/22 Neptune Court, Vanguard Way, Cardiff CF24 5PJ t: 0845 375 3298 e: info@hlngroup.co.uk w: www.hlngroup.co.uk		RIBA # Chartered Practice INVESTORS IN PEOPLE CARDIFF <input checked="" type="checkbox"/> MIDLANDS <input type="checkbox"/> LONDON <input type="checkbox"/> 

A3  
original sheet size

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**MATERIALS KEY:**

- 1 - Multi-Red Brick
- 2 - Horizontal Composite Cladding.
- 3 - Double glazed windows with dark grey frame.
- 4 - Grey Roof Tiles
- 5 - Indicative location of Photovoltaics
- 6 - External Lighting



**Terrace Housing 2 - East Elevation**

1 : 100

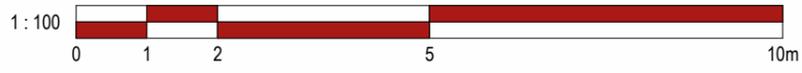
Page 55



**Terrace Housing 2 - North Elevation**

1 : 100

North Point: 

Scale Bar: 

Revision Schedule				
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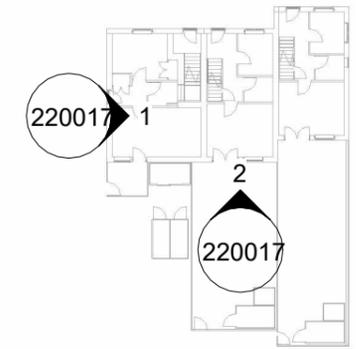
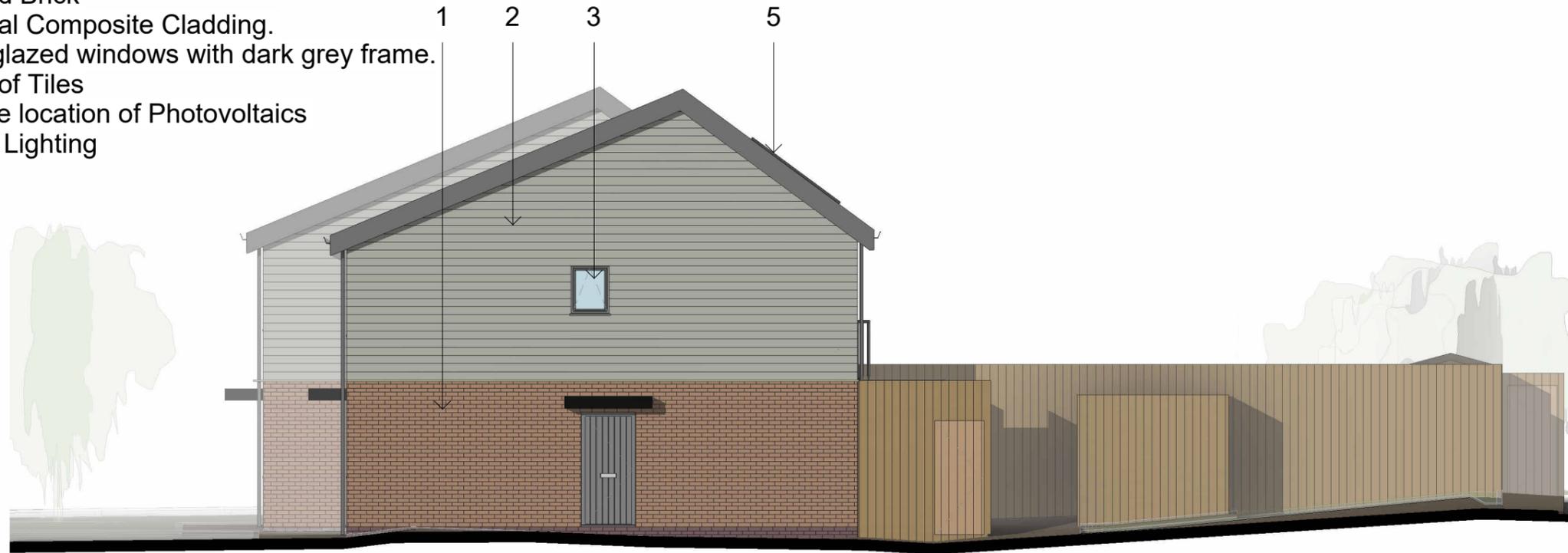
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Status PLANNING	Drawn By   Checked By   Date KD   ZW   02/04/2025	Scale As indicated	Job Number   Drawing Code   Drawing Number   Status   Rev. 105469   HLN-03-ZZ-DR-A-   220016   S4   P07
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original sheet size

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**MATERIALS KEY:**

- 1 - Multi-Red Brick
- 2 - Horizontal Composite Cladding.
- 3 - Double glazed windows with dark grey frame.
- 4 - Grey Roof Tiles
- 5 - Indicative location of Photovoltaics
- 6 - External Lighting



**Key Plan**

**Terrace Housing 2 - West Elevation**

1 : 100

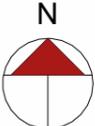
Page 57

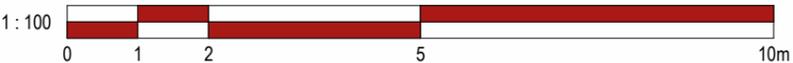


**Terrace Housing 2 - South Elevation**

1 : 100

**A3**  
original sheet size

North Point: 

Scale Bar: 

Revision Schedule				
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P05	12/11/25	KW	ED	Issue for Comment and Review
P06	12/11/25	KW	ED	Issued for Planning
P07	10/02/26	KW	ED	Issue to Planning

Client 	Project North Road Housing Telford	Drawing Title Terrace Housing 2 - Proposed South & West Elevations	
Status PLANNING	Drawn By   Checked By   Date KD   ZW   02/04/2025	Scale As indicated	Job Number   Drawing Code   Drawing Number   Status   Rev. 105469   HLN-03-ZZ-DR-A-   220017   S4   P07
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