



Borough of Telford and Wrekin

Planning Committee

Wednesday 12 November 2025

6.00 pm

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

Democratic Services:	Jayne Clarke	01952 383205
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Committee Members:	Councillors S J Reynolds (Chair), A S Jhawar (Vice-Chair), F Doran, N A Dugmore, A R H England, S Handley, G Luter, N Page, P J Scott and T L B Janke
	Substitutes Councillors S Bentley, K T Blundell, C Chikandamina, G H Cook, N A M England, R Sahota and J Thompson

	Agenda	Page
1.0	Apologies for Absence	
2.0	Declarations of Interest	
3.0	Minutes of the Previous Meeting	3 - 8
	To confirm the minutes of the previous meeting held on 10 September 2025.	
4.0	Deferred/Withdrawn Applications	
5.0	Site Visits	
6.0	Planning Applications for Determination	9 - 10

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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|------------|--|----------------|
| 6.1 | TWC/2025/0534 - 22 Bridle Walk, Donnington, Telford, Shropshire, TF2 7SJ | 11 - 24 |
| 6.2 | TWC/2025/0653 - Land adjacent Hillside, Middle Lane, Cold Hatton Heath, Telford, Shropshire | 25 - 62 |

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PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 10 September 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, G Luter, N Page, P J Scott and J Thompson (as substitute for S Handley)

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

Apologies: Councillors F Doran, S Handley and T L B Janke

PC43 Declarations of Interest

None.

PC44 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting of the Planning Committee held on 9 July 2025 be confirmed as a correct record and signed by the Chair.

PC45 Deferred/Withdrawn Applications

None.

PC46 Site Visits

None.

PC47 Planning Applications for Determination

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

PC48 TWC/2025/0368 - Tzigane House, Managers Office (Tzigane House), Rhapsody House, Maurice House and Ravel House, Freeston Avenue, St Georges, Telford, Shropshire, TF2 9EF

This was an application for a change of use of 4no. dwellinghouses (Use Classes C3 and C3(b)) to Residential Institutions (Use Class C2) at Tzigane House, Managers Office (Tzigane House), Rhapsody House, Maurice House and Ravel House, Freeston Avenue, St Georges, Telford, Shropshire, TF2 9EF

St Georges and Priorslee Parish Council had requested that the application be determined by the Planning Committee.

Councillor R Overton spoke against the application on behalf of the Parish Council who strongly objected in relation to highways, parking and congestion in relation to Policy C5 and BE1, overdevelopment, traffic noise, impact on quality of life and amenity of residents in relation to Policy HO7 and BE2, oversubscription of local services and in particular relating to Policy HO7 and CM1 and the oversubscription of children in care in the local primary school, not in keeping with the local area, age and vulnerability of the local residents in relation to Policy BE1 and BE2 and the 50mph speed limit. A previous application had been refused and there were issues with ground levels which were being looked at by the Enforcement Team and he asked that the application be refused.

Mr G Jones, Applicant's Agent, spoke in favour of the application as there was a need for specialist accommodation ensuring children were not placed out of the area and local children stayed local. The application met the principle of development under Policy NPPF63 and Local Policy HO7 and the Transport Statement gave details of staff patterns, visitors and the operational needs of the development. Sufficient on-site parking and the reduction of the number of children to one child per dwelling addressed the concerns raised by the highways authority. The amenity of neighbouring properties had not been affected as there were no external alterations and the application was considered a betterment as there could potentially be more children on site if the property was sold on the open market. There were no technical objections to the application and he asked that the application be approved.

The Planning Officer informed Members that the application was in the urban area of Telford in a highly sustainable location. Amended document had been submitted which outlined that there would be one child and one member of staff per dwelling which equated to four children and four staff at any one time. It was likely that a manager would also be present at times. Staff changeover times were staggered into two patterns with change overs taking place at two properties at a time. The application was compliant with Policy HO7 which specified a need and the scale, design and form was acceptable. No external changes were proposed. Highway impact was minimal with ten spaces being available on site. No technical objections had been received. Impact on residential amenity was limited and there was no evidence to suggest the scheme would cause noise or light pollution or impact that a typical residential dwelling would have if there were two adults and two children living in the property with no external control in relation to vehicles on site or the impact of journeys. In relation to the enforcement action, work on the replacement fencing had taken place and was now installed on the site. The application for the level changes had been received and the applicant was working with the Council to resolve this. Change over times and shift patterns had been addressed. In relation to antisocial behaviour, it should not be an assumption that this would occur and this could take place in any regular dwelling house.

During the debate, some Members asked what assurances could be put in place to ensure that antisocial behaviour and parking issues were resolved quickly and could the planning application be rescinded? Other Members considered that the application was acceptable as the fencing had now been completed and there were no privacy issues, it was in a cul-de-sac and there was sufficient parking spaces and shift patterns had been designed to avoid peak times and that the children would be living as part of society. The reduction in the number of the children was an improvement and there would be no increase on the footprint of vehicles. Amended plans had been received and some of the issues raised by residents during the consultation had been mitigated against. It was asked if a condition could be put in place that staff had to use the onsite parking spaces in order to alleviate concerns or if this was not possible, suggest to the applicants that staff be advised not to park in the street. As a Corporate Parent some Members felt that there was an identified need to look after children, but it was important to do as much as possible to alleviate the concerns of residents.

The Planning Officer confirmed that the Management Plan would be conditioned and that this outlined the shift patterns and the number of children that were allowed which could not be increased without requesting a change to the planning application. Antisocial behaviour was difficult but there could not be an assumption that this would take place. In relation to parking, work had taken place with the applicants to design a better layout but in terms of what was required there would not be a need to park on the street. It would not be possible to apply conditions regarding the parking as they would not be enforceable.

The Planning Area Team Manager (West) informed Members that the planning authority could hold discussions with the Children's Commissioners and social workers if problems arose and the Police could intervene in relevant circumstances.

On 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 full planning permission (with the authority to finalise any matter including Condition(s) or any later variations) subject to the following:

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

PC49 TWC/2025/0415 - 181 Teagues Crescent, Trench, Telford, Shropshire, TF2 6RA

This application was for a change of use of a dwellinghouse (Use Class C3) to a small children's residential home for up to two young persons (Use Class C2) at 181 Teagues Crescent, Trench, Telford, Shropshire, TF2 6RA.

The application was before Planning Committee due to the receipt of a significant number of objections.

There were no speakers present at the meeting.

The Planning Officer informed Members that this was a full planning application for a change of use from a five bedroomed dwelling house to a small children's residential home for up to two young persons aged 8-18 years. The application was located within the urban area and was generally considered acceptable. There would be no external alterations to the scale and design and it would not cause harm to the street scene and the internal design was considered appropriate. The site was in a sustainable location 0.4m from shops and 0.2m from the primary school and was compliant with Policy HO7 of the Local Plan in relation to specialist housing and Use Class C2 in relation to Housing Needs. The supporting documentation set out that there would be three staff members with the manager working 9am-5pm and two staff who would work 24 hour shifts. Changeover would take place at 9.45am to avoid on street parking. Other visitors such as social workers or Ofsted would be infrequent and staff meetings would take place off site. There was sufficient onsite car parking for four cars on the existing driveway and there would be no requirement for on-street parking and the Highways Authority considered there was sufficient space to manoeuvre vehicles. The scheme complied with Policy C3 of the Telford Local Plan. A consultation exercise had taken place and all material considerations had been addressed. In relation to the previous refusal on the site, a Lawful Development Certificate had been assessed and the Local Planning Authority had concluded that an application for full planning permission would be required. There were no objections from statutory consultees.

During the debate some Members considered that due to the size of the property and the application being for up to two children and that no one had attended at the meeting to speak either for or against the application there was nothing negative to say, they were in favour of children's homes in the community and the application was supported. Other Members did raise concerns in relation to antisocial behaviour and asked that the development allay the concerns of residents.

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 set out within 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 6.47 pm

Chairman:

Date: Wednesday 12 November 2025

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PLANNING COMMITTEE LIST OF BACKGROUND PAPERS

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

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

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TWC/2025/0534

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

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

APPLICANT

Saisha Healthcare

RECEIVED

06/08/2025

PARISH

Wrockwardine Wood and Trench

WARD

Donnington

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

On-line Planning File:

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC%2F2025%2F0534>

1.0 SUMMARY RECOMMENDATION

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

2.0 SITE AND SURROUNDINGS

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

3.0 APPLICATION DETAILS

- 3.1 This application seeks Full Planning Permission for the Change-of-Use of 1no. Dwellinghouse (Use Classes C3) to a Children's Care Home to accommodate up to 2no. Children (Use Class C2).
- 3.2 The proposal includes an extension to the existing driveway to allow it to accommodate 4no. Vehicles. No other external changes to the property are proposed as part of this application. 22 Bridle Walk is an end of terrace, 4no. Bedroom property; the accommodation would provide a living/dining room, kitchen, bathroom, and bedrooms for up to 2no. Children, and staff members.

- 3.3 The submitted documents which outline the proposed provision of care at the site have been amended throughout the application process, following receipt of consultee comments and discussions taking place with the Local Planning Authority (LPA). Initially, the proposal would have been for accommodation for 4no. children, however upon concerns being raised regarding parking and shift change over periods, the number of children has been reduced to a maximum of 2no. This would result in a total of 5no. members of staff being required to support the accommodation, with only 2no. staff members and a manager present in the building at one time.
- 3.4 The amended documents indicate that 2no. members of staff will work the day shift (0630-1900, or 0700-1900), then changing over to allow 2no. New members of staff to come in for the night shift (1830-0700, or 1900-0700). A manager will also be present at the property, typically 1245-1630, Monday-Thursday.
- 3.5 The children to be housed at the site will be aged between 8 years old and 17 years old who have been diagnosed with a learning disability. The proposed development would operate 24-hour, 7-days per week, 365 days a year, with staff coverage organised into the two aforementioned patterns.
- 3.6 The submitted documentation has not outlined a requirement for social workers, healthcare professionals or family and friends to visit the site. It has been noted that a tutor may be required to attend the site on occasion, between the hours of 0900 and 1700.
- 3.7 The application is accompanied by the following supporting documents, further identifying the context and operation of the proposed care setting:
- Planning Statement;
 - Applicant's Supporting Evidence;
 - Statement of Purpose;
 - Agent Rebuttal Letter to Consultee Concerns Raised.

4.0 RELEVANT HISTORY

- 4.1 No relevant history.

5.0 RELEVANT POLICY DOCUMENTS

5.1 National Guidance:

National Planning Policy Framework (NPPF)

5.2 Local Development Plan:

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

SP1: Telford
SP4: Presumption in Favour of Sustainable Development
HO7: Specialist Housing Needs
C3: Implications of Development on Highways
C5: Design of Parking
BE1: Design Criteria

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

S4: Housing Delivery Strategy
S5: Mitigating and Adapting to Climate Change
S6: Healthy Stronger Communities
HO3: Housing Mix and Quality
HO6: Supported and Specialist Housing
DD1: Design Criteria
ST3: Impact of Development on Highways
ST5: Electric Vehicle (EV) Infrastructure and Parking Design

5.4 Other Documents:

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

6.0 SUMMARY OF CONSULTATION RESPONSES

Local Member & Town/Parish Council Responses:

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

6.1 Wrockwardine Wood & Trench Parish Council: Object:

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

- (i) support the concerns raised by residents which has been the result of lack of engagement with the community by the provider and no evidence has been provided that a location risk assessment has been provided;
- (ii) no consideration has been given to the impacts upon community life from having children with complex needs living within a very close community where the houses are semi-detached or terraced;

- (iii) basis of insufficient parking for a commercial business and the impact it will have on access/parking for neighbouring properties. The location is unsuitable for a home for children with complex needs whose behaviour will impact on community life.

Standard Consultation Responses:

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

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

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

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

7.0 SUMMARY OF PUBLIC RESPONSE

7.1 A full consultation exercise has been undertaken, and two re-consultations have also taken place following the receipt of amended plans. In response to this, 30 letters of objection from 14 residential properties have been received.

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

- the proposal will have a detrimental impact upon the highway network;
- inadequate parking and turning space has been provided on the site;
- the proposal will have a detrimental impact upon the amenity of neighbouring properties;
- the building is semi-detached so may have an impact in terms of noise and disruption;
- the building is not of a suitable layout or scale to accommodate the proposal;
- the location of the facility is unsuitable and would result in a change to the character of the neighbourhood;
- concerns over anti-social behaviour – existing issues and the change of use would potentially increase this;
- larger homes should be retained for families population;
- insufficient private amenity space for the children to use;
- matters outstanding on the site from previous planning applications;
- site not secure enough to house vulnerable young people;

- existing residential covenants breached if the property were to be used for a business.

8.0 PLANNING CONSIDERATIONS

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

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

8.2 Principle of Development

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

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

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

8.5 Specialist Housing Need

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

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

8.6 The site sits in a sustainable location, located approximately 350 metres from a local shop (ASDA off Donnington Wood Way) and has good transportation links to the Telford Town Centre and the wider areas of the Borough. A number of outdoor facilities, GP surgeries and Schools are also located within the surrounding area, including a children's play area directly opposite the

site. As the scheme is not proposing any external changes to the building, the scale, design and form of the dwelling is considered to be acceptable and it is considered to meet the specific needs of its proposed residents. As such, the principle of development is considered to comply with Policy HO7 of the Telford and Wrekin Local Plan.

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

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

8.9 Site Layout, Scale and Design

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

8.10 As outlined within the submitted documentation, there are no external changes proposed to the existing building in order to accommodate the proposed use. However the parking area is proposed to be extended to accommodate four vehicles, where it currently can only accommodate two - extending to 9.6 metres in width which is considered to be a sufficient scale to accommodate 4 cars. Whilst the extension to the driveway would result in the loss of some lawn laid to the front of the site, given the position of the property on a corner, a section of lawn would remain in place, untouched as a result of the proposal. The scheme would therefore retain some green relief between the built development, and a similar arrangement is in place with other properties within the streetscene, where their driveways have been extended, or cover the whole frontage of the dwelling. Officers therefore consider the proposed change upon the built environment would not significantly, detrimentally impact upon the character of the area.

8.11 The site has an area of private amenity space to the rear, to provide outdoor recreational space for the children and staff. The size of the area exceeds the Council's standards on private amenity space for family dwellings and therefore, it is considered that this provision is sufficient for the number of children and staff present on the site at any one time.

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

8.13 Highway Impacts

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

8.14 The Local Highways Authority (LHA) requires one parking space to be provided on the site, per staff member and a further space to be provided per 4-bed spaces. Following amendments to the proposal, a total of 2no. staff members will be on-shift on the site at any one time to provided 1-on-1 care, and a Manager Monday-Thursday, 1245-1630, with staff change-over times staggered to reduce the number of staff on the site at any one time. The proposed site plan shows provision of four car parking spaces being provided within the boundary of the site.

8.15 The LHA have reviewed the amended plan and have confirmed that the extended driveway proposed is considered to be sufficient to accommodate for staff change-over periods and any visitor/manager visits to the site. Whilst it is acknowledged that based on the number of staff members and bed spaces, 5no. parking spaces would be required and only 4no. are being provided in this case, it is considered that due to the staggered shift change over periods, the 4no. spaces provided would be sufficient to support the development and avoid overspill of parking onto the estate road. The staggered staff change over times highlighted within the supporting documentation would also take place outside of typical residential peak times and it is noted that following a series of site visits, the Highways Officer acknowledges that some on-street parking is available, should the need arise. The Highways Officer is content with the proposed arrangements and does not consider the proposal would warrant an objection on Highway grounds.

8.16 A number of objections have been received raising concerns regarding the potential highways impacts of this proposal. Whilst these are acknowledged, the LPA must consider the fall-back position where the dwelling could be occupied under a 'C3' Use (Dwellinghouse) where there would be no

restriction upon the number of occupants, or the number of cars those occupants may purchase or choose to park at the property, or on the surrounding streets.

- 8.17 It has been outlined that 2no. staff members will be on the site at any one time. Each of these may have travelled by car, although public transport is also a possibility in this location depending on where the staff member is travelling from and their hours of working. Therefore it is possible that a total of 2no. vehicles will be attending the property for staff purposes and an additional vehicle for Manager Visits to the site. One space would therefore be remaining to accommodate change over periods.
- 8.18 Having 4no. vehicles on the site at one time is not considered excessive or to endanger other highway users, especially given the fall-back position explained in the paragraph above. The Applicant has expressed within the supporting documentation, their commitment to ensuring staff utilise the spaces provided, rather than parking on the estate road, and recommended the use of car sharing and/or public transport schemes to reduce impacts of overspill parking.
- 8.16 As such, it is considered that the proposal would not have a significantly detrimental impact upon the safe operation of the highway network and that the proposal fully complies with the Council's adopted parking standards for this type of development.

8.17 Impact Upon Residential Amenity

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

- 8.18 Due to the nature of the proposal, Officers are satisfied that the scheme would not cause dust or odour pollution which would have a significantly detrimental impact upon the amenity of neighbouring properties. Furthermore and in respect of light pollution, it is not envisaged that the proposal would result in excessive levels of light being required on the site, which would be above and beyond that required for a residential dwelling.
- 8.19 In regards to noise and as outlined above, the planning 'fall-back' position must be considered. As a C3 residential dwelling with 4no. double bedrooms available as an open market property, this dwelling could be realistically moved into and occupied by a family of 6-8 people, based on 2no. people occupying the main bedroom and 4-6. children occupying the remaining bedrooms. There would be no restriction on the number of occupants, and additional children, relatives or friends could share bedrooms if circumstances required.
- 8.20 This is significantly greater than the 5no. being proposed as part of this application (2no. staff members, 1no. manager and 2no. children at one time). Furthermore, due to the staggered shift patterns, it is not considered that the

number of vehicles on the site at any one time (when compared to the likely number of vehicles on the site at any one time if occupied under the 'C3' Use Class) would result in a significant noise nuisance to neighbouring residential properties. As such, it is considered that the proposed arrangement would be likely to generate a lesser amount of noise, than the planning fall-back position.

8.21 However, it is acknowledged that the building in which this proposal relates is a terraced dwelling, and would share a wall with 39 Frome Way, therefore it would not be unreasonable for further mitigation measures to be installed to ensure the directly adjoining property would be protected from any potential impacts of noise that may occur. As such, the LPA consider it to be reasonable to request a condition which requires the submission of a soundproofing scheme prior to the occupation of the building – this would need to consider the situation associated with this specific site (e.g., wall thickness, existing insulation) and the acoustic/soundproofing measures required to the party wall. The mitigation measures would be required to be installed prior to the occupation of the building.

8.22 Concerns have been raised in relation to anti-social behaviour on the site. Officers cannot assume that as the accommodation is to be used for vulnerable children, that they will automatically cause anti-social behaviour. Any behavioural issues will need to be effectively managed by the site owners/operators and where required, raised with Ofsted or the Police.

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

8.24 Other Matters

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

9.0 CONCLUSIONS

9.1 It is considered that the proposal is compliant with Policies SP1, SP4, HO7, BE1, C3 and C5 of the Telford & Wrekin Local Plan 2011-2031.

9.2 The proposal represents a sustainable form of development that falls within the urban area of Telford with a sufficient need demonstrated through the Council's Market Provision Statement. The proposal is considered to be acceptable in regards to scale and design, with only minor external changes thus remaining in-keeping with the character and appearance of the immediate area, and accords with policy around the amenity of neighbouring residential properties. Concerns raised over parking have been addressed through the

provision of 4no. Car parking spaces within the site boundary. As such, there are considered to be no principle or technical reasons to warrant refusal of this application and appropriate Condition(s) imposed to control its future use and management.

9.3 The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

10.0 RECOMMENDATION

10.1 Based on the conclusions above, it is recommended that **DELEGATED AUTHORITY** be granted to the Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** (with the authority to finalise any matter including Condition(s) or any later variations) subject to the following:

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

Condition(s):

Time Limit

Submission of an Acoustic Party Wall/Soundproofing Scheme

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

Parking, Loading, Unloading and Turning

Development in Accordance with Deposited Plans

Development in Accordance with Operational Management Plan

Materials to Match Existing Dwelling (Driveway Materials)

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

Informative(s):

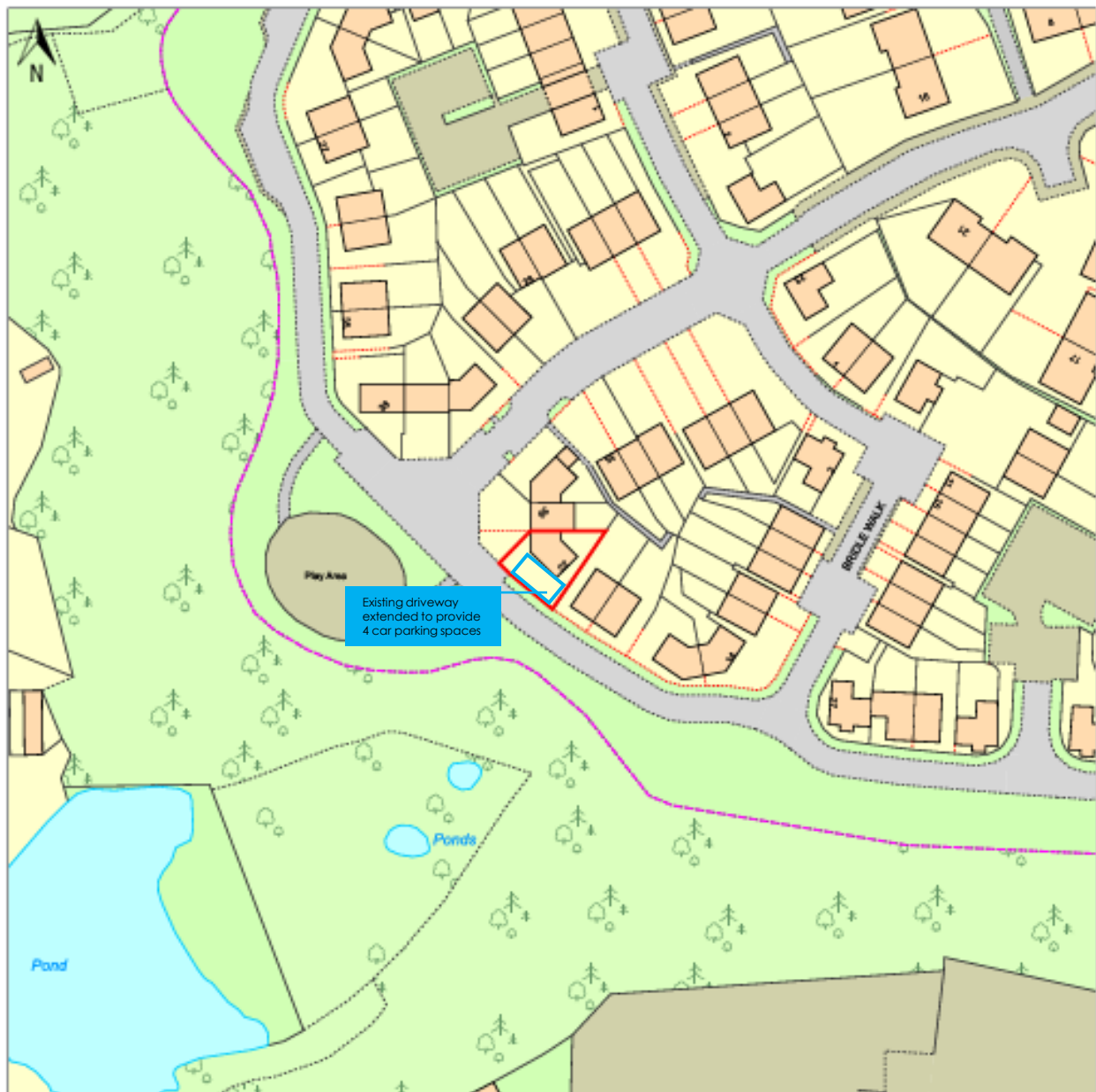
Coal Authority

Fire Authority

Conditions

Reasons for Grant of Approval

Approval Following Amendments



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AC0000808122 Created using Plans by Emapsite

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

Scale: 1:1250

Paper Size: A4

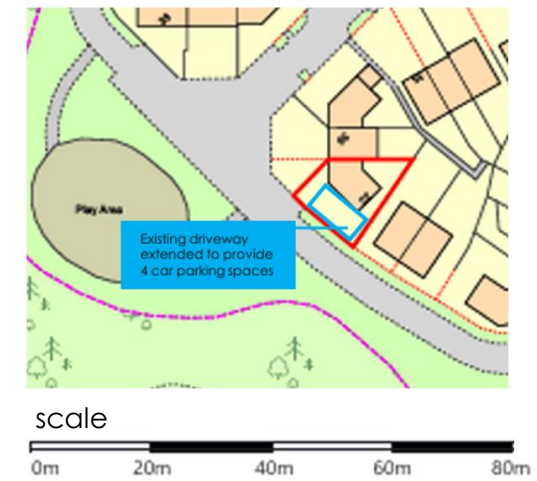
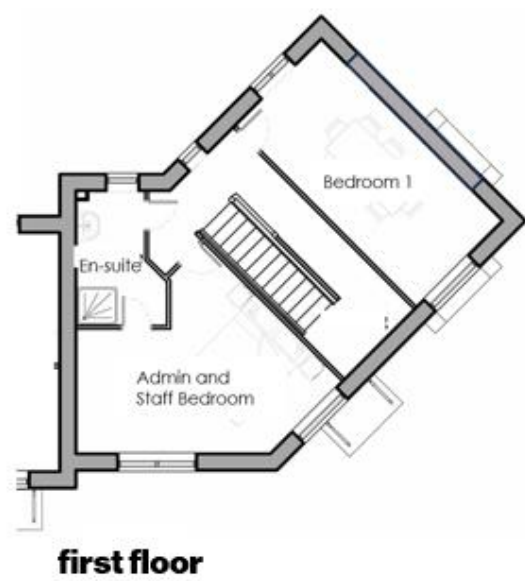
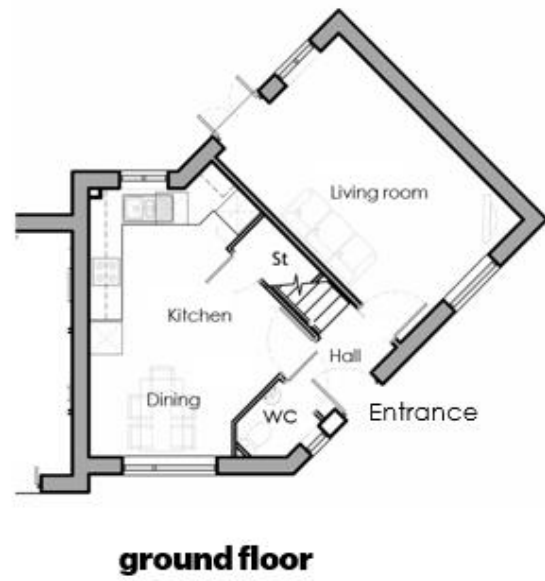
Notes:

LOCATION PLAN
22 Bridle Walk
Donnington
Telford
TF2 7SJ

Revision A - Car parking
spaces added 17Sept25



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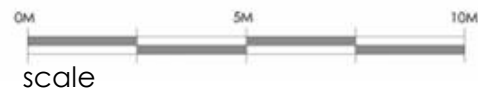


PROPOSED LAYOUTS

BLOCK PLAN



EXISTING LAYOUTS



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

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TWC/2025/0653

Land adjacent Hillside, Middle Lane, Cold Hatton Heath, Telford, Shropshire
Change of use of land from agriculture land to private garden land ****AMENDED
PLANS & ADDITIONAL INFORMATION RECEIVED****

APPLICANT

Hannah Williams

RECEIVED

25/09/2025

PARISH

Waters Upton

WARD

Ercall Magna

THIS APPLICATION IS BEING HEARD AT PLANNING COMMITTEE AS THE PROPOSAL HAS BEEN CALLED IN BY CLLR. STEPHEN BENTLEY.

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2025/0653>

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 and informatives.

2. SITE AND SURROUNDINGS

- 2.1 The application site is Land Adjacent Hillside, Middle Lane, Cold Hatton Heath. The parcel of land in question is situated to the West of the existing dwelling, forming an infill plot between the existing dwelling and neighbouring property 'Lyndale'. The South West boundary line of the parcel of land also falls directly adjacent to Middle Lane.
- 2.2 In terms of the surrounding context, the application site is located within the Rural Area of Telford, approximately 10.5 miles from Telford Town Centre. Whilst there are other existing dwellings along Middle Lane, with formal relatively spacious plots, the wider surrounding area is also made up of open countryside.

3. PROPOSAL

- 3.1 This application seeks full planning permission for the change of use of land from agricultural land to private garden land.
- 3.2 The parcel of land in question measures approximately 1,200 square metres. No built structures are proposed in this instance, including outbuildings and Officers have considered the existing boundary treatments which have been erected prior to this application being submitted; these include post and rail /

picket fencing and relatively substantial soft boundary treatments in the form of hedging.

4. RELEVANT PLANNING HISTORY

- 4.1 TWC/2022/0394 – Erection of 1no. single storey front porch extension, 1no. single storey infill west side extension, 1no. single storey east side extension, conversion of the existing loft space with new roof installed and 1no. detached outbuilding comprising 2no. car ports, 2no. garages and 1no. gym – Full Granted on 15th June, 2022.
- 4.2 TWC/2025/0336 – Erection of a detached double garage – Full Granted on 30th June, 2025.
- 4.3 TWC/2025/0447 – Application under Section 191 for a Certificate of Lawfulness for an existing use for change of use from agricultural land to private garden land – Section 191 Existing Use Refused on 14th August, 2025.

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Practice Guidance (NPPG)
National Planning Policy Framework (NPPF)
- 5.2 Telford and Wrekin Local Plan (TWLP) - 2011-2031
 - SP3 Rural Area
 - SP4 Presumption in favour of sustainable development
 - NE1 Biodiversity & Geodiversity
 - NE2 Trees, Woodland & Hedgerows
 - BE1 Design Criteria
- 5.3 Waters Upton Neighbourhood Plan
- 5.4 Telford & Wrekin Local Plan 2020-2040:
The Telford & Wrekin Local Plan review was formally submitted to the Planning Inspectorate on 12 September 2025. However, limited weight will be given to the relevant policies within this document, until such point that the examination and subsequent comments by the appointed inspectors are received. Relevant policies are listed below:
 - S1 Protecting and enhancing the Boroughs green spaces
 - S2 Nature conservation
 - CC2 Renewable energy in developments
 - NE1 Biodiversity and geodiversity
 - NE2 Trees, hedgerows and woodlands
 - NE3 Biodiversity net gain

6. NEIGHBOUR REPRESENTATIONS

- 6.1 The application has been publicised through direct notification to neighbouring properties, local members and Waters Upton Parish Council.
- 6.2 During the formal consultation process, the Local Planning Authority (LPA) received one objection from a neighbouring property.
- 6.3 The following summarised issues were raised in objection to the proposal:
- It is unclear from the Location Plan whether the area under consideration is outlined in red or blue.
 - Parcel of agricultural land has been subject to planning enforcement.
 - Applicant erected a large scale play area directly behind neighbouring boundary. Nothing has changed materially since this.
 - Certificate of Lawfulness (TWC/2025/0447) was submitted, claiming that the land had always been part of the garden land. This was refused by the LPA, stating there was insufficient evidence to demonstrate lawful garden use.
 - Land has only ever been used for agricultural purposes – no domestic activity has ever taken place.
 - In August 2025, a new fence line was erected on the agricultural land, subdividing the wider agricultural land.
 - New fence line at the rear of the property has been positioned within the lawful garden curtilage, giving the misleading impression of a smaller garden.
 - Omission of the boundary to the West of the property also gives the impression of a residential association.
 - This subdivision does not alter the lands status being agricultural, or constitute evidence of an established domestic use.
 - Proposed application adds a further 1,110 square metres, more than doubling the garden area. This is considered disproportionate to the size of the chalet style dwelling and the curtilages of neighbouring properties.
 - Number of properties along Middle Lane have large areas of agricultural land attached to their garden curtilage, none of which are used domestically.
 - Proposal would be out of character with the surrounding plots and would undermine the rural and open-countryside appearance of the area.
 - Land is accessed through an agricultural gate. Land flows from the

road frontage into the open countryside at the rear – providing a distinct rural setting.

- Conversion to domestic garden with associated paraphernalia would visibly urbanise the frontage.
- Land immediately to the rear of the annexed site remains actively farmed, further emphasising its rural and agricultural function.
- No planning or necessary need, only a personal desire to enlarge garden. No exceptional circumstances or policy grounds cited.
- No functional or community benefits to justify the change of use.
- Proposal fails to comply with Policy SP3 and the NPPF, which requires countryside development to demonstrate a clear need and avoid unnecessary urbanisation and to recognise the ‘intrinsic character and beauty of the countryside’.
- Proposed garden area directly adjoins neighbouring boundary.
- Land can see through the existing hedge and hedge is of no appeasement to the loss of an historic agricultural buffer.
- Proposal would bring significant additional noise, resulting in a loss of privacy harming the residential amenity, contradicting Policy BE1.
- Conversion would have an impact on biodiversity of the land and associated wildlife.
- Pattern of incremental planning activity, seeking to extend or formalise domestic use within agricultural land.
- Piecemeal changes have a cumulative effect, gradually damaging the agricultural character of Cold Hatton Heath and setting a precedent for further encroachment into the countryside.
- Approval of this application would also alter planning potential of the land, making it easier to apply for additional structures or a residential development plot – even if Permitted Development Rights were removed.

7. STATUTORY REPRESENTATIONS

7.1 Cllr Stephen Bentley – Object

- Request that this application is considered by members at Planning Committee.
- Application follows a recent refusal for a certificate of lawfulness under Section 191 (TWC/2025/0447). This included notice to remove unauthorised construction of play equipment on land recognised to be agriculture.
- Since 2022, the footprint of the original dwelling has increased, which has considerably decreased the original garden footprint, which was a large garden – TWC/2022/0394, TWC/2025/0336 and TWC/2025/0447.

- This application has been submitted following the previous refusal, with a slight amendment. The Applicant have already erected a fence line to provide the appearance that this land has been used as garden over a period of years. This is incorrect.
- Current application also closes the access point to the field directly behind this property, where recently witnessed sheep grazing – agricultural uses.
- NPPF generally resists the loss of agricultural land for change to garden.
- Policy BE2 – the existing property has used almost the entire original footprint, extending the property incrementally.
- Policy SP1 – protection of the countryside.
- Policy SP2 – not appropriate for the circumstances.
- Policy NE1 – protecting and enhancing the natural environment.
- The application impacts on neighbouring privacy.
- Impacts on the existing use, and rural character.
- Impacts on wildlife habitat.

7.2 Waters Upton Parish Council – Comment

- Members resolved to support the Call-In request as submitted by Ward Member, Cllr Bentley.
- Members expressed concerns regarding the application for change of use and the loss of agricultural land at this location.
- Members unanimously agreed that the application should be determined by Planning Committee in order that the Applicant and neighbours can have the opportunity to address the members, prior to a decision being made.

7.3 Ecology – No Objection

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
- Scale, design and impact on the character and appearance of the application site and surrounding area
- Impact on the amenity of adjacent properties / uses
- Other matters

Principle of development:

- 8.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Telford & Wrekin Local Plan (TWLP) which was adopted in January 2018. The National Planning Policy Framework (NPPF) is also a material planning consideration.
- 8.3 In this instance, the application site is located within the Rural Area of Telford and consideration does therefore need to be given to Policies SP3 and SP4 of the Telford & Wrekin Local Plan and whether this is considered to be sustainable development in its rural context.
- 8.4 Whilst it has been noted that the parcel of land in question has been used as agricultural land in the past, with comments being made that sheep have grazed on the land, Officers have cross referenced and can confirm that the land is graded as Grade 4 within the Agricultural Land Classification (ALC) system. As per the Natural England *Guide to assessing development proposals on agricultural land*, Grade 4 is defined as 'poor quality agricultural land'.
- 8.5 This has therefore formed part of the planning consideration, and whilst Policy SP3 does make specific reference to agricultural land, this is specifically in relation to Grade 1, 2 and 3a which is classed as best and most versatile agricultural land, as set out in the NPPF. In addition to this, given the size and the positioning of the parcel of land, which forms an infill plot between the two existing dwellings, the loss in agricultural terms is considered nominal particularly given its grade. Officers are therefore satisfied that the proposal would not result in significantly detrimental harm and the principle of the proposal is considered appropriate, complying with Policies SP3 and SP4 of the Telford & Wrekin Local Plan.

Scale, design and impact on the character and appearance of the application site and surrounding area:

- 8.6 Policy BE1 of the Telford & Wrekin Local Plan states that the Council will support development which (i) respects and responds positively to its context and enhances the quality of the local built and natural environment.
- 8.7 Officers would firstly like to point out that the planning history on the application site has been duly noted in this instance, as well as comments received relating to the fact that the parcel of land has always been used for agricultural purposes. However, this application has been submitted to allow the Local Planning Authority to assess whether the conversion of this parcel of land to garden land is acceptable, complying with both Local and National Planning Policies. This is what the Officer assessment has been based on, with all material planning considerations being taken into account.

- 8.8 A comment has also been raised during the consultation exercise carried out, stating that the Applicant has erected a new fence line at the rear of their property, within their lawful garden curtilage, giving the misleading impression of a smaller garden. Whilst this has been duly noted, the Officer assessment has been based on the plans submitted and the boundary lines identified. The red line boundary shown relates to the parcel of land the Applicant is looking to change to garden land, whereas the blue line boundary shows any other land that falls within the Applicant's ownership. This is a standard requirement for all planning applications.
- 8.9 As per the Location Plan submitted with this application, the rear (North East) boundary line of the parcel of land in question has been shown to fall in line with the existing North East boundary line of the amenity area for the existing dwelling. Whilst the Applicant has stated that they own the land further to the North East, this is not understood to be existing residential curtilage and has not therefore been considered within this application. By virtue of the positioning of the parcel of land shown within the red line boundary for change of use, particularly the rear (North East) boundary line, Officers are satisfied that a consistent and strongly defined, rear boundary line will remain and the proposal will not encroach unacceptably into the wider open countryside.
- 8.10 The scale of the parcel of land in question has also been taken into consideration in this instance, and Officers are aware that the size of the parcel of land is large, measuring approximately 1,200 square metres. This is also something which has been commented on within the neighbour representation received. This being said, Officers have considered the scale of the parcel of land in relation to the application site as a whole and also in relation to the wider surrounding area. Whilst there is not an overly strong build line evident along Middle Lane and the scale of the existing dwellings does vary, the wider locality is made up of relatively spacious plots with large gardens. The scheme is therefore considered to be balanced with the size of the application property, particularly given the recent planning history on the site to extend the dwelling to a 4/5 bed dwelling (TWC/2022/0394). Additionally, the scale of the parcel of land in question is something which is a feature of a number of houses within the locality. Officers do not therefore consider the scale of the parcel of land is at odds with the character of the wider surrounding area and is acceptable on balance.
- 8.11 Furthermore, whilst the application site does fall directly adjacent to the nearby highway, there is existing soft landscaping in the form of an established hedgerow to the South West boundary line of the application site. A number of site photographs have been provided as part of this application and Officers have requested an amended Block Plan be submitted, prior to determination, detailing the exact positioning of this existing boundary treatment (hedgerow) and other boundary treatments surrounding the parcel of land in question, so that this can be further controlled. As a result of this, and given that no built structures, such as outbuildings, have been proposed as part of this application, Officers are satisfied that the existing boundary treatments will aid with mitigating the effects of the proposal, ensuring that an

incongruous form of development does not occur. Officers are also satisfied that a suitably worded condition can be added onto the decision notice removing Permitted Development Rights for outbuildings, fences gates and walls and hardsurfacing. Officers would also look to include a condition stating that the existing soft landscaping and hedging shall be retained in perpetuity. The incorporation of these conditions will aid in ensuring that there is further control over built structures and landscaping on the application site, to protect the character and appearance of the application site and wider surrounding area, ensuring that it is not detrimentally impacted.

- 8.12 Officers are also aware that there is an existing agricultural field gate serving this parcel of land, to the South West, and whilst Officers are satisfied that this could remain in place, Officers would look to include an additional condition stating that this shall be used in relation to maintenance of the land only and not to allow access for the parking of vehicles or as an alternative domestic access point for 'Hillside'.
- 8.13 Furthermore, a comment has been raised regarding the fact that the approval of this scheme could set a precedent for further encroachment into the countryside. Similarly, a comment has been raised regarding the fact that this scheme being granted could make it easier for additional structures and residential developments to be approved. Officers would like to point out that all planning applications must be assessed on their own merits, in relation to the relevant Local and National Planning Policies and the approval of this application does not automatically mean that other applications of a similar nature would also be considered favourably. Furthermore, as no built structures have been included within this proposal, they have not been considered and should any future planning applications be submitted, they would need to be formally considered. The conditions stipulated above will mean that any structures will require planning permission, as permitted development rights would be removed.
- 8.14 As a result of the above, whilst concerns raised have been duly noted and considered, Officers are satisfied that the proposal will respect and respond positively to the context of the application site and its surrounding area, whilst ensuring that there is no significantly detrimental harm upon the character and appearance of the application site and its surrounding area. The proposal is therefore considered acceptable on balance, in accordance with the relevant parts of Policy BE1 of the TWLP in respect to scale and design.

Impact on the amenity of adjacent properties / uses:

- 8.15 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.
- 8.16 Whilst the parcel of land in question does directly adjoin the East boundary line of neighbouring property 'Lyndale', Officers do not consider the proposal will result in significantly detrimental harm upon the residential amenity of

neighbouring properties. Despite the use of land being changed as a result of this proposal, the land will not be in continuous use and the operations carried out on the land through its use as garden land are not considered to result in excessive, quantifiable levels of noise, which are considered to result in significantly detrimental harm.

- 8.17 Furthermore, whilst a comment has been raised regarding a loss of privacy and the fact that the existing hedgerow can be looked through, Officers do not consider the nature of the use would result in intrusive views into the rear garden of the neighbouring property (Lyndale); particularly given the screening effect of existing boundary treatments. As such, the living conditions of 'Lyndale' in respect of privacy and overlooking would not be significantly harmed.
- 8.18 Officers are therefore satisfied that the proposal would comply with Policy BE1 of the Telford & Wrekin Local Plan.

Other matters

- 8.19 In addition to the points discussed and addressed above, other concerns were raised by during the formal consultation period carried out, which are addressed below.
- 8.20 In the first instance, a comment has been made regarding the planning history of the application site, including the fact there has been involvement from the Planning Enforcement team regarding a large-scale play area, which was erected directly behind the neighbouring boundary line. Whilst this has been noted by Officers, this proposal does not include the siting of a play area or any other built structures and Officers have therefore only assessed the proposed conversion of the land to garden land.
- 8.21 Similarly, mention has been made regarding a Lawful Development Certificate which was submitted under ref no. TWC/2025/0447 and subsequently refused. This application was submitted under Section 191 (of the Town and Country Planning Act 1990) for a Certificate of Lawfulness for an existing use for change of use from agricultural land to private garden land. Whilst this is again noted, this assessment was carried out on the balance of probability and the burden of proof rested with the Applicant to demonstrate that the use commenced more than 10 years prior to the date of the application. This was an evidence based assessment, and the LPA did not consider it had been demonstrated, on the balance of probabilities, that the land had been used as private garden for a continuous period of at least 10 years prior to the date of the application. This process did not involve an assessment on the suitability of a change of use, only whether it had occurred beyond 10 years ago.
- 8.22 This being said, the assessment which has been undertaken for this current application is materially different, in that it is Policy based and Officers have considered whether the scheme complies with the relevant Local and National Policies.

- 8.23 A comment has also been raised regarding the impact the proposal would have on the Biodiversity of the land and wildlife. This being said, the Council's Biodiversity Team have been formally consulted on this application and have raised no objection to the proposed works; Officers are therefore satisfied that given the nature of the proposal, no significantly detrimental harm will occur.
- 8.24 Finally, a comment has been made regarding access across the application site and the fact that this will be affected as a result of the proposal. Officers must note that land ownership and matters relating to access are not a material planning considerations and are in fact a civil matter.

9. CONCLUSIONS

- 9.1 Having regard to the above considerations, the proposal is considered to be acceptable in principle and is considered to respect and respond positively to the context of the application site, whilst ensuring that there is no significantly detrimental harm upon the character and appearance of the application site and its surrounding area. This is by virtue of the scale of the parcel of land in question and its infill positioning in relation to the existing dwellings, as well as the fact that the works will not result in an unacceptable encroachment into the open countryside and will not result in the loss of the best and most versatile agricultural land. Furthermore, Officers do not consider the proposed use will result in significantly detrimental harm upon the residential amenity of neighbouring properties, by way of excessive noise levels, overlooking or a loss of privacy. Accordingly, whilst a comment has been received noting that there are no functional or community benefits associated with the proposal, Officers have taken into account all material planning considerations, and when based on the wider planning balance, it is considered that the proposal is acceptable on balance. The scheme represents a sustainable form of development which complies with the National Planning Policy Framework; together with relevant Policies within the Telford & Wrekin Local Plan and Waters Upton Neighbouring Plan. This is subject to Condition(s) and Informative(s).

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 conditions or any later variations) 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):-

A04 - Time Limit Full

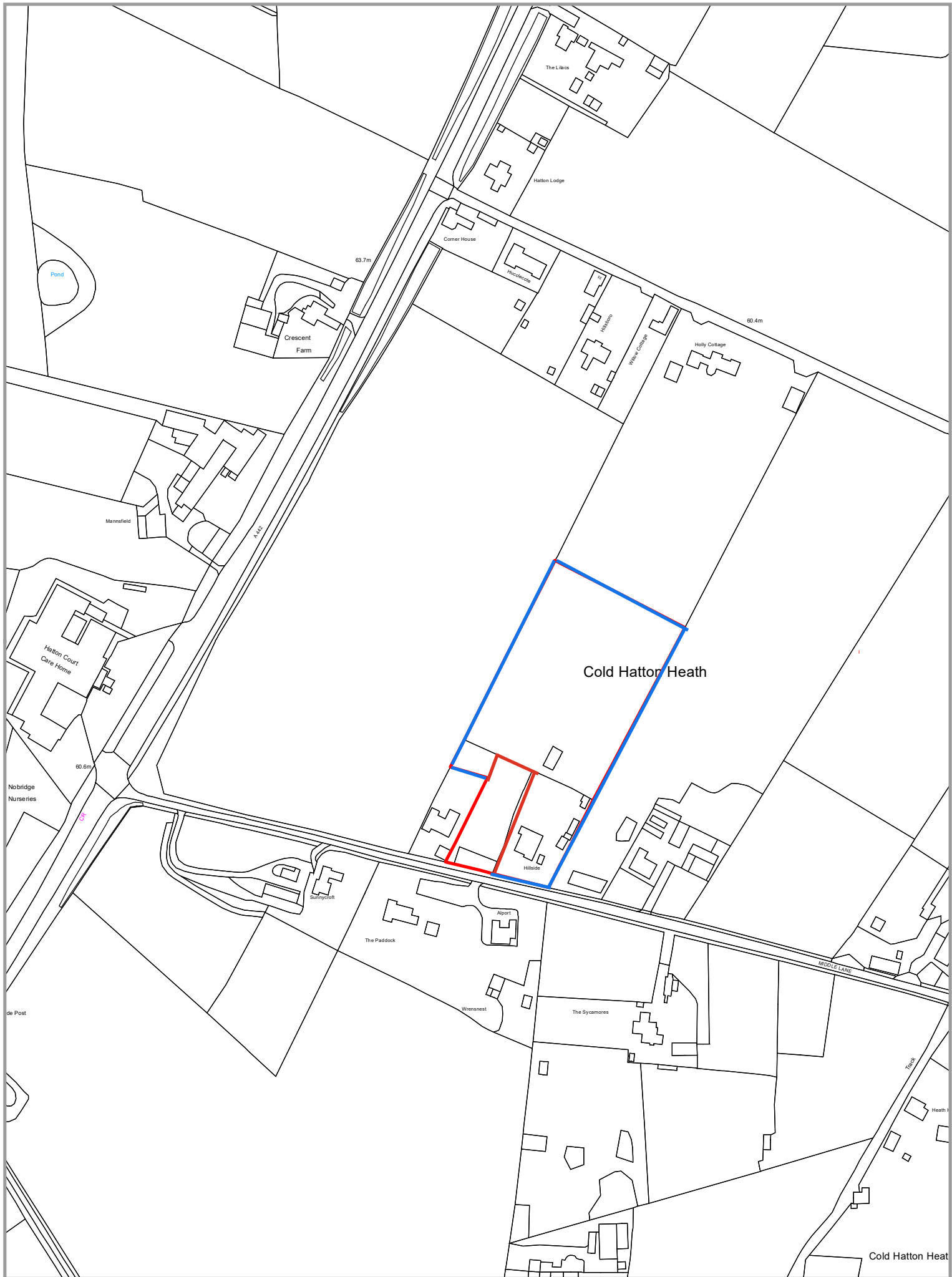
C038 - Development in accordance with plans

C073 – Trees – Hedge & Tree Protection
C075 – Trees – Maintenance of Hedges
D01 – Removal of all permitted development
DCustom – Field access to be used for maintenance only and no parking of vehicles

Informatives:

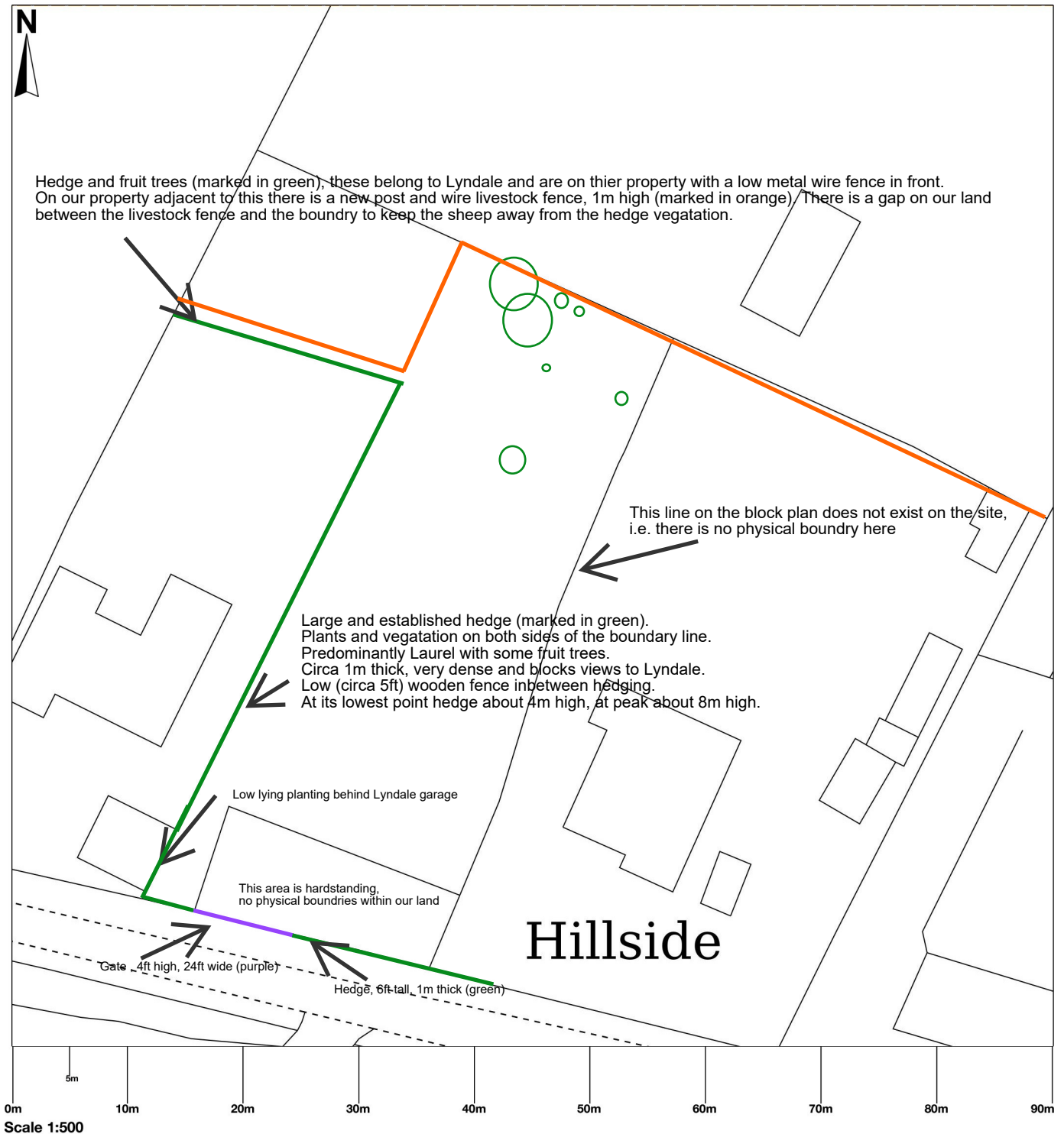
I39h Biodiversity Net Gain – Not Required
I40 Conditions
I41 Reason for Grant

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Hillside, Middle Lane, Cold Hatton, Telford, TF6 6QA



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