

TWC/2021/0557

Site of Woodhouse Farm, Woodhouse Lane, Priorslee, Telford, Shropshire
Erection of 16no. dwellings with associated garages and the conversion of the
existing farmhouse and barn into 5no. dwellings (Full Planning Application)

amended plans and site location plan received

APPLICANT

Shropshire Homes Ltd,

RECEIVED

20/08/2021

PARISH

St. Georges and Priorslee

WARD

Priorslee

CLLR. VERONICA FLETCHER HAS REQUESTED THAT THE FULL PLANNING APPLICATION IS DETERMINED BY MEMBERS OF PLANNING COMMITTEE

FINANCIAL CONTRIBUTIONS ARE ALSO SOUGHT TOWARDS PLAY AND OPEN SPACE AND EDUCATION

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?Applicationnumber=TWC/2021/0557>

1.0 SUMMARY RECOMMENDATION

- 1.1 This report should be read in conjunction with the Listed Building Consent application TWC/2021/0558, and will cover all material planning and Listed Building Matters.
- 1.2 In respect of the Full Planning Application it is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to Condition(s), Informative(s) and s.106 Contributions.
- 1.3 In respect of the Listed Building Application it is recommended that this is granted subject to Condition(s) and Informative(s) as set out under TWC/2021/0558.

2.0 SITE AND SURROUNDINGS

- 2.1 The 3.05 hectare (7.54 acre) application site is located in the area of Priorslee and within built up area of Telford as defined in the Policies Map. The site is located to the east of Castle Farm Way and is accessed off Salisbury Avenue which serves an existing residential area including Redhill Primary School. The application site is located on Woodhouse Lane which is a Public Right of Way (PRoW) and part of the National Cycle Route 81. The route is classified as a vehicular highway which and serves the Farmhouse and adjacent farm buildings. To the south and west of the site is Greenfields Farm Shop and Lakeside Plant Centre which is also accessed via Woodhouse Lane.
- 2.2 Woodhouse Farm is a Grade II Listed Building (Listed in 1983), albeit in very poor condition and currently uninhabitable. The Listing notes the building as being *‘two storeys and three bays divided by giant pilasters. Sash windows*

with glazing bars. Central doorway with plastered door case, open pediment and semi-circular fanlight, and modern door. Low-pitched slate roof with gabled ends and large brick chimney stacks.'

- 2.3 The building is brick built with render to the main range, alongside notable chimney stacks. There are wing formations to the north of the main building. The building is well detailed in the Heritage Statement submitted with the application along with a number of photos both external and internal. In recent years the building has suffered vandalism and water damage.
- 2.4 To the east of the Farmhouse are a series of empty historic Farm Buildings. The smaller farm building is identified as being in a poor condition, representing stables (two stalls) with what was possibly a harness room attached. The larger building is located further to the east and represents a building of roughly mid-19th Century which is brick built with a tiled gable roof design with a mezzanine section within.
- 2.5 Further to the east stood two more farm storage buildings which have since been demolished. These were of modern 20th Century design with no heritage value - the smaller of which was most recently been used as a children's soft play centre with the larger structure as a warehouse.
- 2.6 The Farm House itself is surrounded by a number of Trees of various species. The site has largely become overgrown in recent years. There is an existing pond located towards the southern part of the site and visible from Woodhouse Lane, also surrounded by existing trees. Land levels to the north of the site rise significantly whilst the southern part of the site slopes gently.
- 2.7 Submitted Reports note that there are 87 Trees (16 separate species) - the majority of these being Ash, Willow and Maple (3 of which are Category A).
- 2.8 The majority of the site is unallocated 'White Land' within the Telford & Wrekin Local Plan with the exception of the existing pond which is allocated as Green Network in the Local Plan.
- 2.9 To the east of the application site is land allocated as H1 within the Telford & Wrekin Local Plan with Phase 1 of that approved development currently under construction by Miller Homes.

3.0 APPLICATION DETAILS

- 3.1 Full Planning Consent: Full Planning Consent for the erection of 16 dwellings and the conversion of the existing farmhouse and retained barn into 5 dwellings.

Listed Building Consent: Listed Building Consent (LBC) for the internal and external works to facilitate the conversion of the farmhouse into 3 dwellings.

- 3.2 The overall development is for 21 houses, including the conversion and renovation of the existing farmhouse into 3 dwellings and the conversion and

renovation of the retained barn into a pair of dwellings. The remaining 16 dwellings would be located to the east of the farmhouse, and towards the southern corner bordering the existing pond. Five of the units (2 and 3-bedroom) are proposed to be provided for Affordable Housing (25%).

- 3.3 The development would provide a mix of 2, 3, 4 and 5-bedroom homes at a density of 11.1 units per hectare (ha) (based upon the developable area of the site).
- 3.4 In addition to a soft Landscaping Scheme submitted with the application, a pair of additional Ecology Ponds are also proposed.
- 3.5 The new-build dwelling house sizes are compliant with the Nationally Described Space Standards (NDSS). All the units within the Farm House conversion with the exception of Plot 18 complies with the standards.
- 3.6 Car Charging boxes are proposed to all dwellings with the exception of the Affordable Homes where wiring points for a car charging units will be provided. This will allow the registered housing provider to supply these as required.
- 3.7 Access is proposed via the existing access off Woodhouse Lane, off Salisbury Avenue.
- 3.8 The Applications are supported with the following:
- Design and Access Statement;
 - Heritage Statement;
 - Tree Survey and Arboricultural Impact Assessment;
 - Ecological Appraisal and Biodiversity Impact Assessment;
 - Geo-environmental Assessment Report;
 - Flood Risk and Drainage Strategy;
 - Landscape Design;
 - Vehicle Trip Generation Report.
- 3.9 The Full Application is subject to the following Financial Contributions:
- £10,400 Play and Recreation Works in the locality of the development;
 - £10,400 Enhancement of Sports Facilities in the locality of the development;
 - £65,382 Primary School Education Works within 3 miles radius;
 - £44,972 Secondary School Education Works within 3-mile radius.

3.10 **Site History**

Outline Planning Permission, ref.: TWC/2014/0980 was granted as part of the larger residential development of up to 1,100 dwellings on the adjacent site to the east. The part of the site relating to this application was included with that application along with the adjacent garden centre and Farm Shop and was

allocated in the Outline Masterplan for a mix of employment, commercial and residential uses with orchard to the north. This consent forms a material consideration, however it no longer forms part of the proposals for that application.

- 3.11 Prior to the above, application W2008/0195 allowed the conversion of the smaller modern farm outbuilding to a children's Play Barn. This consent was implemented, however the business closed at some point around 2018.

4.0 RELEVANT POLICY DOCUMENTS

4.1 National Guidance:

National Planning Policy Framework (NPPF)

4.2 Local Development Plan:

Telford & Wrekin Local Plan

5.0 SUMMARY OF CONSULTATION RESPONSES

5.1 Local Member and Town/Parish Council Responses:

5.2 St Georges & Priorslee Parish Council: **Objection:**

- Concerns relating to construction traffic and future residential traffic via Woodhouse Lane and Salisbury Avenue. A Traffic Management Plan is required;
- The Council request more details about climate change mitigations such as car charging points;
- Concerns that the road layout could allow future development on open space land.

5.3 Cllr. Veronica Fletcher: **Call in Request, noting the following concerns:**

- Highway Issues;
- Physical Infrastructure;
- Noise and Disturbance;
- Wildlife;
- Eco-Gain;
- Omission of EV points omitted and PV Panels.

5.4 Standard Consultation Responses:

5.5 Built Heritage Conservation: **Support subject to Condition(s):**

5.6 Farmhouse:

There are some limited external alterations as well as some degree of sub-division to the internal spaces, to create the three separate dwellings. There will inevitably be some degree of less than substantial harm to the significance of the building through such sub-division and loss of some historic fabric, although this is considered to be at the low end of the spectrum – however there will also be some considerable heritage benefit to the Grade II Listed Building through bringing the building back into residential use (its optimum viable use), as well as preventing its further deterioration and prevention of further damage through vandalism. The heritage harm and heritage benefit should be given equal weight, and in this instance the Heritage Officer finds that the benefits of bringing the building back into use and its repair and conservation would outweigh the low level of less than substantial harm.

5.7 Farm Buildings:

The proposals seek the removal of the smaller of the two buildings lying to the north-west of the site, and the conversion of the remaining barn. No objection to the removal of the smaller building, in view of the supporting information submitted considering its condition. A low-level of building recording should be carried out to ensure that they are preserved in record.

Concerns were raised in respect of boundary treatments around the Listed Building which have been amended as part of the consideration of the Application.

5.8 Condition(s) proposed include (i) submission of material details (incl. samples (incl. bricks, mortar, roofing, windows and doors in addition to rainwater goods)); (ii) Schedule of Works and Phasing Plan for works to Listed Buildings (LBC only); (iii) Strategy of repair works to Listed Buildings (LBC only); (iv) Archaeology works; (v) Historic building Recording; (vi) Landscape design; and (vii) removal of PD (insofar as the Farmhouse, Barn and Plots 12, 13, 14, 15 and 16).

5.9 The Built Heritage Officer has confirmed that in considering this proposal due regard has been taken to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), and the following local and national policies and guidance: policies BE1, BE2 and BE4 of the Telford & Wrekin Local Plan 2011-2031, and Section 16 of the National Planning Policy Framework (NPPF) 2019.

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

5.11 Note that the section of Woodlands Lane from the table junction and south of their site (annotated National Cycle Route 81) is intended to have vehicular rights removed from it. Also the Construction Management Plan needs to consider the continued use of NCR81 during the construction of the site.

- 5.12 A Construction Management Plan (CMP) has been requested which shall include details of measures to be taken to ensure appropriate routes are maintained throughout the development.
- 5.13 Further recommended Condition(s) include (i) means of surface water drainage; (ii) details of all road/footway/cycleway construction; and (iii) no dwelling to be occupied until the roads and parking areas related to the dwelling or required for access to the dwelling to be occupied are completed and available for use.
- 5.14 **Drainage: Support subject to Condition(s)** in respect of (i) Scheme for Foul and Surface Water Drainage and SUD's Management and (ii) Details of Exceedance flow routes also required (directed away from highways and areas of POS). *(NB.: Propose Informative noting that the information should consider a staged SuDS system due to the topography of the site and should detail how the ponds interact with the on-site drainage).*
- 5.15 **Ecology: Support subject to Condition(s) and Informative(s)** in respect of (i) work in accordance with Ecology Survey; (ii) submission of an Ecological Reasonable Avoidance Measures Method Statement with respect to water voles and bats in trees; (iii) European Protected Species Licence; (iv) Strategic Newt Licencing – European Protected Species Licence; (v) Nesting and roosting boxes; (vi) Habitat Creation and Management Plan; (vii) Lighting Plan and (viii) pre-commencement Badger Inspection.
- 5.16 **Arboriculture:** Whilst no formal comments have been received, continued work has taken place to ensure the protection of retained trees within the scheme – resulting in a revised Arboricultural Impact Assessment (October 2021). Appropriate Condition(s) are proposed in respect of (i) protection of trees during works; and (ii) where applicable details of no-dig methods (in accordance with the Arboricultural Method Statement submitted).
- 5.17 **Education: No objection subject to s.106 Contributions.**
- 5.18 **Healthy Spaces: Comment:**
- A Long Term Management Plan is required for any areas of Open Space within the development other than small private gardens. Contributions towards Local Play, Open Space and Sports are also requested.
- 5.19 **Highways England: No Objection.**
- 5.20 **Shropshire Fire Service: Comment** that consideration should be given to Shropshire Fire and Rescue Service's 'Fire Safety Guidance for Commercial and Domestic Planning Applications.'

6.0 SUMMARY OF PUBLIC RESPONSE

- 6.1 Full copies of consultation responses are available on the Council's Planning on-line website.

- 6.2 Three comments have been received in respect of both the FULL and LBC Application's – both raising similar matters. These comments, whilst raising no objection to the application, raise questions regarding the management and boundary treatment of the upper part of the site and questions relating to whether a turning head adjacent to Plot 20 could be used as access for further development.

Note, there are no proposals to vary or remove existing boundary treatment to the north of the site, the area will however require long term management which will be conditioned.

- 6.3 Included within the comments is support for the conversion of the Listed Building and an indication that the proposed dwellings are well designed and in keeping with the area.

7.0 PLANNING CONSIDERATIONS

- 7.1 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
- Heritage Impact and Listed Building Matters
- Layout and Appearance
- Highway Implications
- Trees and Biodiversity
- Impact Upon Neighbouring Amenity
- Planning Obligations

7.2 Principle of Development

In accordance with National Planning Policy Guidance, applications that accord with an up to date development should be supported without delay unless material planning considerations indicate otherwise. The application site sits in the built up area of Telford where residential development is supported in accordance with Telford & Wrekin Local Plan Policy SP1. This indicates that Telford will be the principal focus for growth to meet the borough's housing and employment development during the plan period and supports the delivery of approximately 14,950 net new homes up to 2031.

- 7.3 The existing site has existing mixed uses including residential, farm use and for one of now demolished barns, use as a play barn. A large section of this site is therefore considered as previously developed land, the re-use of which is supported by both National and Local Policy. In addition, the site has been previously granted Outline Consent for a mixture of uses include small scale business use and residential. Accordingly, Officers consider that the principle of development on this site is acceptable and accords with the Local Plan.

7.4 The main considerations are therefore the design and layout of the development and the technical considerations such as highways, ecology and drainage. These matters are discussed in the report below.

7.5 **Heritage Impact and Listed Building Matters**

In considering this proposal due regard has been taken to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) in addition to relevant policies contained within the Local Plan. The comments received from the Council's Heritage Officer are given appropriate weight in this respect.

7.6 In this instance, the application involves the renovation and conversion of the main farmhouse which is a Grade II Listed Building. Having considered the comments of the Heritage Officer, Officers are satisfied that any minimal harm caused by converting the single unit to 3 dwellings is far outweighed by the significant benefits of renovating an important historic building that may otherwise be lost. The conversion brings the building into optimal use, as dwellings, and would therefore continue to be maintained, whilst the form, character and special interest of the building will be enhanced as part of the wider development and landscaping scheme. Whilst the works proposed will create some internal and external modifications to the building, these are not considered to be of any significant harm to the Listed Building.

7.7 It is also noted that two non-designated buildings of locally historic interest are affected by the proposal, a small stable block and barn. Officers concur with the views of the applicant and the Heritage Officer that due to its poor state of repair, the loss of the smaller stable building is required. The barn however is capable of renovation and as such, is to be retained as part of the development. The development includes new surrounding dwellings (Plots 12-16) designed to be in keeping with this barn and that will mimic the historic yard setting of this part of the farm.

7.8 Through the use of appropriate conditions to ensure the satisfactory use of materials and landscaping (in conjunction with the Heritage Officer) it is considered that the overall development, including the impact upon the setting of the listed building is acceptable. On this basis, it is considered that the works involved in the Listed Building Consent which relate to the listed building only is acceptable.

7.9 **Layout and Appearance**

The application has been submitted following pre-application advice and has also been amended during the application to overcome further comments raised by Officers and Consultees.

7.10 The application site has a wide range of constraints including the Listed Building, a number of good quality Trees, the national cycle route, the existing pond and the topography of the site. These have defined the developable areas of the site.

- 7.11 One particular Tree (T78 – Sycamore) was particularly problematic due to its position next to the existing highway close to the entrance of the site. This has resulted in design changes to ensure the road, which will be upgraded as part of the development, is maintained at a suitable distance from this Tree whilst a safe pedestrian route, using no-dig methods can be formed to the north of the Tree ensuring its protection and retention within the scheme.
- 7.12 The Applicant's have utilised existing features of the site, including the pond and the topography to create a well design development layout which is of low density. As part of this layout design, it is noted that the lower part of the site has a shallow gradient, however where Plots 20 and 21 cut into the steeper part of the slope to the north, these have a bespoke three-storey design which reduces to two storey at the rear that works with this change in level. No dwellings are proposed in the steeper part of the site to the north.
- 7.13 The layout of the scheme is considered acceptable with suitable amenity space for each property along with suitable areas for parking.
- 7.14 The new build dwellings comply with NDDS standards whilst all but one of the converted dwellings in the Farm House complies with the required internal floor area (Plot 18). Officers agree with the Applicant that full compliance with these standards in respect of the conversion of older units is difficult due to the nature of the buildings. In this instance, Plot 18 has a gross internal floor area of 64 sq. metres whilst 70 sq. metres is required. It is noted that this particular unit forms the central part of the main farmhouse and is constrained by existing walls that require retention. To make it larger would require the removal of walls that would have a detrimental impact upon the fabric of a listed building and would not be acceptable. Overall, dwelling and room sizes across the development are acceptable and would be in keeping with the scale of other dwellings in the locality.
- 7.15 Overall, the development respects and responds positively to its context and will enhance the quality of the built environment. It demonstrates an integrated design approach combining the layout, building form, landscape, green infrastructure, access and parking whilst respecting the landscape setting and topography. Furthermore, the proposal, through careful design will ensure a secure environment that is legible safe and attractive, particularly noting the safe pedestrian/cycle route off Woodhouse Lane as part of the national cycle route. The proposal is therefore compliant with Policy BE1 of the Local Plan.

7.16 **Highway Implications**

It is acknowledged that impact upon the existing highway has been raised by the Local Member and the Parish Council. In considering the impact, the application recognises that the site has a number of existing uses that whilst currently vacant could be brought back into use and would therefore create an increased level of activity. This includes the use of one barn building as a warehouse and the other as a children's soft play centre.

- 7.17 The Council's Highways Officer has assessed the application, including consideration of the submitted vehicle trip generation analysis and concurs with the findings and in this instance that vehicle movements from the proposed site would be less than the extant uses on the site.
- 7.18 Concerns raised in respect of construction traffic are noted. As is normal with the majority of major applications such as this, a Demolition/Construction Management Plan which will include vehicle routes, hours of operation, parking for staff, visitors and storage will be requested via a planning condition. This will also include details of methods to avoid mud on the highway and details of how access can be maintained for the cycle route throughout the works. Furthermore, the plan will be required to detail how access to the adjacent garden centre and Farm Shop will be maintained throughout works. Officers have discussed with the Applicant the need to work with Miller Homes who are building on adjacent land.
- 7.19 Adequate parking is provided within the scheme for each property and this would be in excess of the Parking Standards contained within the Telford and Wrekin Local Plan. A total of 67 spaces is provided for the 21 units compared to the required 48. This equates to approximately 3.1 spaces per unit. The standards in the Local Plan indicate that the over generous parking provision would not be supported, however in this instance it is considered that a slightly higher level of off street parking will assist with avoiding parking on the highway, also noting the proximity to the national cycle route.
- 7.20 Concerns raised in respect of a turning head adjacent to Plot 20 are noted. This was requested by Officers to ensure a suitable turning area for larger vehicles accessing this part of the site and is not intended to be used as access the land to the north of the site for future development.
- 7.21 The Condition(s) recommended by the Highways Officer in para. 5.4 will be attached to ensure the acceptable layout and satisfactory completion of highway works.
- 7.22 Based upon the above it is considered that the proposed development complies with Policies C4 and C5 of the Local Plan.

7.23 Drainage

The Council's Drainage Officer raises no objections to the proposed development subject to Condition(s) requiring further details of foul and surface water drainage for the development. Officers are satisfied that a scheme can be provided that ensures that there would be no risk of flooding and that surface water can be dealt with through the use of SuD's. The recommendations made by the Drainage Officer will be included as Informative(s) in the decision.

7.24 Trees and Biodiversity

The Council's Biodiversity Officer has considered the application along with the submitted Ecological Appraisal. That appraisal has been updated following the submission of further bat surveys. With the exception of a hedgerow and pond within the application site, it is considered that the habitats within the site are of less than local intrinsic nature conservation value, comprising species-poor semi-improved grassland, buildings and hard standing, trees, scrub and tall ruderal vegetation. The pond and hedgerow are of local level ecological value, with the pond included in the 'Green Network' as defined by the policies map. The habitats within the Application Site have suitability to support a number of protected species, including breeding birds, roosting bats, badger, hedgehogs and other notable mammals, reptiles, water vole and amphibians.

- 7.25 The Biodiversity Officer initially raised objections due to the lack of bat surveys as recommended in the original appraisal, however, following the submission of this information, they now support the application subject to a number of Conditions.
- 7.26 The scheme has registered for the Strategic Newt Licencing (SNL) in Telford & Wrekin which is Telford's District Level Licencing scheme and has received and signed the Impact Assessment and Conservation Payment Certificate (IAPC). The Strategic Newt Licencing scheme is an appropriate mechanism for addressing potential impacts upon great crested newts on this site and the European Protected Species Three Tests are considered for the SNL scheme as a whole. A recommended condition relating to the SNL scheme which includes adhering to the reasonable avoidance measures set out within the scheme is attached along with a condition requiring the submission of the Developer Authorisation Certificate prior to the commencement of development.
- 7.27 The presence of bat roosts of two species in the farmhouse and historic barn means that works to those buildings will need to occur under a European Protected Species Mitigation Licence for bats. Mitigation will be in the form of 15 bat boxes erected on trees on the site prior to the commencement of works, additional integrated bat boxes in new and refurbished buildings on the site and a bat loft of 3.2m x 20.9m x 1.6m to ridge in the converted barn with traditional roof lining (bitumen type) and 4 raised tile entrances. An Ecological Clerk of Works will provide a toolbox talk to all contractors, timing the main works will be restricted to October-November or March-April to avoid the bat maternity season, sensitive works including roof stripping will occur under the supervision of an experience, licenced ecologist following a pre-commencement inspection survey and lighting on the site will avoid illuminating known bat roosts, boxes and flight lines.
- 7.28 The site was surveyed for badgers and no evidence was identified. The submitted Report recommends that the site be subject to a pre-commencement check and that basic reasonable avoidance measures are followed on the site.

- 7.29 Surveys of the site for reptiles were carried out in 2021 due to the presence of suitable areas of habitat on the site. No reptile species were recorded during the survey and reptiles are not considered to be likely to be present.
- 7.30 No evidence of barn owls was recorded on the site. Swallows were recorded nesting in the old barn along with a range of bird species being present on the site. The Report recommends the provision of artificial nest boxes including those for swift and swallow and that works commence outside of the bird nesting season.
- 7.31 Water vole were recorded in the existing pond on the site in 2014 but the 2021 surveys did not find any evidence of the species being present. Basic precautionary methods of working with respect to water vole will be required by condition and the landscaping scheme includes the formation of a suds feature and two wildlife ponds which will be formed with bank profiles suitable for water vole which may still be present in the local area.
- 7.32 In applying the DEFRA biodiversity metric to the site, this concludes that the proposed landscaping scheme, set out in detail in the submitted plans, results in an uplift of 1.56% (0.14 units) in habitats on the site and 906% (2.16 units) in hedgerow habitats on the site. This is sufficient to satisfy Policy NE1 which requires no net biodiversity loss and alongside conditions requiring long-term appropriate management of both the landscaping and habitats being created on the site the Biodiversity Officer is satisfied with this proposed approach.
- 7.33 The on-site pond is designated Green Network under Policy NE6 in the Local Plan. The proposals are to retain and reconfigure the pond in a suds basin and to create two new wildlife ponds on site. All three water bodies will have appropriate wet marginal planting and the two wildlife ponds will permanently hold water. The Report recommends that this is sufficient to satisfy Policy NE6 and Officers are supportive of that view, with the mitigation proposed allowing the Green Network function for biodiversity, specifically around pond provision, to be maintained in the long-term.
- 7.34 The Applicant has submitted a full Tree Report which has been amended following comments from the Council's Arboricultural Officer. This also includes an Arboricultural method statement which is conditioned to be adhered to as part of the decision. The supporting information recognises that 29 Trees, Groups and Hedgerows will be lost as a result of the proposals, however this is well mitigated with 79 new Trees proposed to be planted across the development in addition to new hedges, shrubs and other planting.
- 7.35 In addition, following the request of the local member, wildflower grass planting is proposed along embankments within the site which will reduce maintenance of these areas whilst also providing additional habitat.
- 7.36 A soft landscaping scheme has been submitted with the application and as such, no further information will be required in this respect. A Condition ensuring compliance with these details will be attached.

7.37 As a result, Officers are satisfied that the scheme proposes a high quality development that seeks the protection and enhancement of biodiversity and the suitable protection and management of retained trees, in addition to new planting in mitigation for any losses. The development therefore complies with Policies NE1, NE2 and NE6 of the Local Plan.

7.38 **Impact Upon Neighbouring Amenity**

Due to the location of the proposed development, the proposal will have no direct impact upon existing residents in the vicinity of the proposal.

7.39 **Planning Obligations**

The proposed development meets the requirement to provide contributions as directed through the local plan. Officers consider that these contributions are necessary to mitigate the impacts of the development and in this instance ensure funds are put towards nearby public recreation and education.

7.40 The proposed contributions to be sought via a S.106 agreement are therefore as follows:

- £10,400 Play and Recreation Works in the locality of the development;
- £10,400 Enhancement of Sports Facilities in the locality of the development;
- £65,382 Primary School Education Works within 3 miles radius;
- £44,972 Secondary School Education Works within 3-mile radius.

7.41 In determining the required Planning Obligations on this specific (Full) 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.

8.0 **CONCLUSION**

8.1 The Local Planning Authority have taken all matters into account in order to determine whether the proposed applications (FULL and LBC) are acceptable in planning terms and in doing so has worked closely with the Applicants to resolve issues that have arisen. This has resulted in a well-designed scheme that will include the renovation of the Listed Farm House, protection of important trees and will provide a biodiversity gain.

- 8.2 The scale and layout of the scheme has taken into consideration the main constraints of the site and will make positive use of what is a previously developed site.
- 8.3 The proposal includes improvements to the footpaths and cycleway so that users are separated from vehicular traffic past the development site. Overall highway activity is considered to be acceptable in this location and there is an acceptable level of parking within the site.
- 8.4 Furthermore, the proposal provides Electric Vehicle charging points across the development as requested by the local Parish Council and Ward Member.
- 8.5 Outstanding Drainage, Highways and Ecology matters can be sufficiently dealt with through appropriate Condition(s) and similarly with the LBC Application, Condition(s) as recommended by the Council's Heritage Officer.
- 8.6 The proposals therefore comply with the relevant Policies contained within the Local Plan and National Planning Policy Guidance and should be approved.

9.0 RECOMMENDATION

Full Planning Application ref.: TWC/2021/0557

- 9.1 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 conditions, legal agreement terms, or any later variations) subject to:
1. The applicants/landowner entering into a Section 106 agreement with the Local Planning relating to the following (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager):
 - £10,400 Play and Recreation Works in the locality of the development;
 - £10,400 Enhancement of Sports Facilities in the locality of the development;
 - £65,382 Primary School Education Works within 3 miles radius;
 - £44,972 Secondary School Education Works within 3-mile radius.
 2. The following conditions:
 1. Time Limit – Full
 2. Heritage Conditions (LB and Barn)
 - Materials (incl. samples - bricks, mortar, roofing, windows and doors in addition to rainwater goods);
 - Archaeology works;
 - Historic building recording;
 - Removal of PD (Farm House, Barn and Plots 12, 13, 14, 15

and 16)

3. Samples of Materials (proposed dwellings)
4. Landscape Design (Hardstanding only)
5. Landscape Management
6. Highway Conditions Outlined
7. Drainage Conditions Outlined
8. Ecology Condition(s) Outlined
9. Tree Protection Implementation and working in accordance with Arboricultural Method Statement
10. Development in Accordance with Approved Plans