

TWC/2017/0716

Land rear of 19 Park Street & High View, Park Street, Madeley, Telford, Shropshire
Erection of 2no. detached houses and 1no. detached bungalow ***AMENDED
PLANS RECEIVED***

APPLICANT

Chris Elcock

RECEIVED

06/09/2017

PARISH

Madeley

WARD

Madeley and Sutton Hill

**CLLR PAUL WATLING HAS REQUESTED THAT THIS APPLICATION BE
DETERMINED BY MEMBERS OF THE PLANNING COMMITTEE**

1.0 SUMMARY RECOMMENDATION

1.1 It is recommended to GRANT FULL PLANNING PERMISSION subject to conditions.

2.0 SITE AND SURROUNDINGS

2.1 The application site comprises a former coal yard, most recently used as a yard for a local scaffolding company, measuring approximately 0.234ha and is located to the north of Park Street in Madeley.

2.2 The site is bordered along all boundaries by various forms of fencing interspersed by hedging and trees. The site is laid with concrete and comprises a number of buildings including a single storey brick garden building, a detached garage, sheds and a modern flat-roofed extension to the property to the south.

2.3 The site is located within a predominantly residential area with neighbouring properties to the north at Joseph Rich Avenue and to the south along Park Street. The site is situated within walking distance to nearby shops, schools, pubs/restaurants and other community facilities. The closest bus stop is located approximately 100m away from the site further up Park Street providing frequent connections between Madeley and Telford Town Centre.

3.0 APPLICATION DETAILS

3.1 This application seeks full planning permission for the erection of 3no. detached dwellings comprising 2no. two storey houses and 1no. dormer bungalow together with provision of private amenity space and on-site car parking following the demolition of existing buildings on site. An existing vehicular access point off Park Street will be used to serve the proposed development.

3.2 The application is accompanied by the following supporting documents:

- Ecological Impact Assessment (January 2019)
- Traffic Survey (June 2018)

4.0 RELEVANT HISTORY

- 4.1 W89/0551 – Erection of two detached bungalows with alteration to existing vehicular and pedestrian access – Outline Granted (14/06/1989)
- 4.2 W81/0875 – Erection of bungalow – Full Granted (26/01/1981)

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)
Madeley Neighbourhood Development Plan (2015)

6.0 SUMMARY OF CONSULTATION RESPONSES

- 6.1 The Local Planning Authority has undertaken two rounds of public consultation, the first in September 2017 and the second in February 2019.

6.2 Local Member & Town/Parish Council Responses:

- 6.2.1 Madeley Town Council **objected** to the first round of consultation and no response was received to the second round of consultation.
- Use of the existing access off Park Street to serve the proposed 3 dwellings is inappropriate because of the poor visibility created by on street parking. It is not considered possible to achieve the visibility splays required by the LHA.
 - Park Street is already a busy road, especially during peak times and is a main bus route with buses travelling in both directions. The proposed development will add to these existing traffic problems
 - Proposal will be over-bearing, out-of-scale and out of character in terms of its appearance compared with existing development in the vicinity, especially the adjoining properties in Joseph Rich Avenue, which are at a lower level.
- 6.2.2 Cllr Paul Watling **objected** to the application on the following grounds:
- Unsuitable access due to inadequate visibility splays, existing traffic problems and inadequate provision of car parking spaces for new houses.
 - Width of access road is too narrow to provide pedestrian and vehicular access and will be a danger to pedestrian safety.
 - A Bat Survey should be completed as the development will disturb an existing bat colony on the site.
 - The site is contaminated with Japanese Knotweed.
 - Height of the proposed development would overshadow properties to the north on Joseph Rich Avenue.
 - There has been considerable problems over the years with water runoff from the coal yard site to properties on Joseph Rich Avenue. Appropriate drainage plans would be required.

6.3 Standard Consultation Responses:

- 6.3.1 Highways – The Local Highways Authority (LHA) objected to the first round of consultation due to substandard visibility in both directions due to the position

of on-street parking bays. Further concern was raised in relation to the proposed new access for 'High View'. In June 2018 the applicant undertook a speed survey, the results of which allow for a reduced visibility splay of 37m in accordance with Manual for Streets. Following receipt of amended plans to demonstrate how the required visibility splay can be achieved and removal of the new access for 'High View', the LHA now offer **support** for the development subject to a condition requiring the parking to be provided prior to occupation of the dwellings.

6.3.2 Drainage – **support** subject to a condition requiring a scheme of foul and surface water drainage to be submitted to and agreed by the LPA.

6.3.3 Ecology – The Council's Ecologist objected to the first round of consultation due to the absence of an Ecological Appraisal of the site. The applicant has since submitted the required information and the Ecologist now offers **support** for the development subject to conditions relating to the provision of artificial nests/roost boxes and external lighting details.

6.3.4 Trees – **No Objection**

6.3.5 Shropshire Fire Service: **Comment** – include Fire Authority informative

7.0 SUMMARY OF PUBLIC RESPONSE

7.1 Following the first round of public consultation, 16 letters of objection were received from 9 different addresses. No further response was received following further rounds of neighbour consultation. The objections are available in full on the planning file, but key points have been raised as follows:

- Adverse impact on pedestrian and vehicular safety
- Adverse impact on wildlife – in particular bats which roost within existing large conifer trees at the eastern corner of the site
- Japanese Knotweed is present on site and this would need to be removed professionally prior to any works on site.
- Ground levels between the site and Joseph Rich Avenue vary and concerns regarding potential impact on neighbouring houses.
- House sizes/heights are inappropriate and will require deep footings – concerns regarding land stability.
- Previous issues with water runoff from the site causing problems with the gardens of properties along Joseph Rich Avenue – suitable drainage plans will need to be agreed if planning approved.
- New access to 'High View' is unsafe given its position on a bend and existing traffic problems within the area.

8.0 PLANNING CONSIDERATIONS

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
- Design and Layout

- Highways and Access
- Drainage
- Ecology Issues

8.2 Principle of Development

8.2.1 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. In this instance, the development plan consists of the Telford & Wrekin Local Plan (TWLP) and Madeley Neighbourhood Development Plan (MNDP). The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is a material consideration in planning decisions.

8.2.2 The development plan sets out a strategic approach to the delivery of housing in the Borough with TWLP Local Plan Policy SP1 identifying the Telford urban area as the primary focus for housing and employment development over the plan period. Policy HO1 of the Plan sets out the housing requirement it considers necessary to meet the development needs of Telford & Wrekin over the period until 2031. Meanwhile, Policy SP4 seeks to ensure that development is sustainable by balancing economic, social and environmental objectives. Policy H7 of the Madeley NDP sets out that planning permission will be granted for new windfall and infill housing on previously developed land provided that the design and layout are acceptable and the proposal would not be significantly detrimental to the amenities of the adjoining occupiers.

8.2.3 In this instance, the application site comprises a 0.234ha parcel of previously developed land which has historically been used as a Coal yard but more recently as a storage yard for a local scaffolding company. There are a number of buildings on site which would require demolition. The site is located within the urban boundary of Telford and within walking distance to the wide range of services available within Madeley Centre. A bus stop is located within 100m from the site providing frequent connections to Telford Town Centre.

8.2.4 Taking the above in to consideration the application site is considered to be sustainably located amongst other well-established residential developments and with good connections to the wider area. The Local Planning Authority considers this site to be suitable for new development subject to the consideration of any technical constraints.

8.3 Design and Layout

8.3.1 The site is currently served by an existing vehicular access off Park Street to the south. The layout of the development has largely been dictated by the shape of the application site and existing built form in particular the neighbouring dwellings to the north of the site on Joseph Rich Avenue and their orientation. Sun path and context model drawings accompany the application to demonstrate the likely impact on the living conditions of occupants of neighbouring properties to the north. With minimum separate distances of 10m between the rear elevations of properties along Joseph Rich

Avenue and the side elevations of Plots 2 and 3, the development is, on balance, considered acceptable.

- 8.3.2 Whilst it is noted that public comments suggest the proposal is cramped and overdeveloped, officers consider that at 14 dwellings per hectare, the proposal would compare favourably with existing developments to the north and south and would not be out of keeping with the wider surrounding area. In terms of neighbouring amenity officers requested that amended plans be submitted to remove or relocate the first floor windows in the north-facing elevation serving Plots 2 and 3 in order to protect neighbouring amenity. The positioning of unobscured windows now achieve suitable separation distances and where windows have been removed, roof lights are proposed to enhance natural daylight. Similarly, the proposed bungalow (Plot 1) will include dormer windows, however the dormer in the rear elevation will serve a bathroom and an appropriate condition can be included to any planning permission to obscurely glaze this window to ensure that the rear garden to 'High View' remains private.
- 8.3.3 The dwellings have individual designs in order to respect existing developments surrounding the site. Whilst the proposed bungalow will have a relatively traditional appearance the two houses will be more contemporary in appearance. Finishing materials will comprise brick and tile to match existing developments on Park Street, timber windows and doors, with finer detailing to comprise white washed lime render and cedar wood cladding. Whilst materials will be subject to conditions, officers are satisfied that the proposed layout, scale and design of the properties is of a high quality, responds to its surroundings and will respect the character and appearance of the area, satisfying the requirements of TWLP Policy BE1 and MNDP Policy LC6.

8.4 Highways and Access

- 8.4.1 The proposed development will utilise an existing access which is located in between no's 19 and 20 Park Street. On-site parking will be provided with Plots 2 and 3 each having three car parking spaces and Plot 1 allocated two spaces. Provision has also been made for the occupants of 'High View'.
- 8.4.2 The Local Highways Authority (LHA) initially objected to the scheme due to substandard visibility in both directions owing to the position of on-street parking bays. Further concern was raised in relation to the proposed new access for 'High View'. In June 2018 the applicant undertook a speed survey, the results of which allow for a reduced visibility splay of 37m. Following receipt of amended plans to demonstrate how the required visibility splay can be achieved and removal of the new access for 'High View', the LHA now offer support for the development subject to a condition requiring the parking to be provided prior to occupation of the dwellings.
- 8.4.3 The site benefits from good connectivity to the surrounding area by way of footpath links, bus routes and proximity to Telford Town Centre where the nearest railway station is located. The nearest bus stop is located approximately 100m from the site further up Park Street which offers frequent connections between Madeley and Telford Town Centre.

8.4.4 Officers have considered the concerns of local residents and the Town Council with regards to the impact of the development on highway and pedestrian safety and have worked closely with the LHA during the course of this planning application. It is noted that the site has an existing B8 use (storage & distribution) where articulated vehicles have previously utilised the site and that this use could recommence without any control of the LPA/LHA. Officers therefore consider that in highways terms the proposed use of the site as residential will be an improvement to its current B8 use and will have a lesser impact on highway/pedestrian safety. With adequate levels of on-site car parking being provided, the LHA have confirmed that they now offer support for the development subject to a condition requiring parking to be provided prior to occupation. Accordingly, the proposal meets the requirements of local policies C3 and C5.

8.5 Drainage

8.5.1 The application site is not located within any flood zone identified by the Environment Agency or any area identified to be at significant risk of surface water flooding. Officers do however note the concerns raised by residents of Joseph Rich Avenue and the Ward Member in respect of surface water drainage. It is proposed for all surface water drainage to be contained within the site boundary and each property to discharge into individual soakaways. The site's foul drainage is to discharge directly to the adopted foul drainage network. Subject to conditions requiring a foul and surface water drainage scheme to be submitted and approved by the LPA, support is offered by the Council's Drainage engineers.

8.6 Ecology Issues

8.6.1 At the request of officers the applicant has submitted an Ecological Impact Assessment (produced by 'Churton Ecology' in January 2019) and the results have been assessed by the Council's Ecologist. The report confirms that the biodiversity value of the site as a whole is considered to be low.

8.6.2 It is noted that neighbours have raised concern with regards to the potential impact on local wildlife in particular bats. Each of the four buildings on site, which are proposed to be demolished, have been inspected for bat roosting potential. All buildings were thoroughly inspected by 'Churton Ecology' who concluded that there was no potential for roosting bats to be present and no evidence of them. There are two leylandii trees on the site and it is noted that there have been some reports of bats roosting within one of these trees. 'Churton Ecology' state that the trees were pollarded some 10 years ago and contain no obvious splits or other bat roosting features and have dense branches which would prevent bats reaching the trunk.

8.6.3 The Council's Ecologist is satisfied with conclusion of the report and that the identified trees do not contain known bat roosts but are more likely to be the focus of foraging and commuting bats locally. A standard informative would be attached advising of the statutory requirements should a bat be discovered during demolition or felling of trees. In addition, it is recommended that the site should be enhanced for roosting bats by the provision of integral bat boxes on several of the plots and that impacts of lighting on foraging bats

should be mitigated by the requirement for a sensitive site lighting scheme. These elements will be covered through appropriate conditions. Finally, in respect of Japanese Knotweed the report makes no mention of such species being present on site however an informative will be included as a precautionary measure advising future developments of their requirements in disposing of any species if found.

9.0 CONCLUSIONS

- 9.1 The application site is located within the urban boundary of Telford and within an established residential area. The site is previously developed land having previously been used as a coal yard and more recently as a storage yard. The site is considered to be located within a sustainable area and accordingly, in principle, the proposed development is supported.
- 9.2 The proposal has been designed to a high standard using a mixed palette of materials, has been laid out satisfactorily and can be accommodated by the surrounding highways network. The proposal will not adversely affect European Protected Species or wildlife habitats and enhancement can be provided through conditions.
- 9.3 There are no technical issues that would prevent the development from proceeding and no issues that cannot be mitigated against through the use of conditions. Accordingly it is considered that the proposal represents a sustainable form of development which complies with the National Planning Policy Framework, together with relevant policies within the Telford & Wrekin Local Plan.

10.0 RECOMMENDATION

- 10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that FULL PLANNING PERMISSION be granted subject to the following conditions:
1. Time limit – Full
 2. Samples of materials
 3. Details of windows & doors
 4. On-site Construction
 5. Foul and Surface Water Drainage
 6. Landscaping Design
 7. Parking, Loading, Unloading and Turning
 8. Artificial Nesting Boxes
 9. Lighting Strategy
 10. Approved plans
 11. Removal of Permitted Development rights
 12. Windows – obscure glazing