

TWC/2019/0237

Land West of, Castle Farm Way, Priorslee, Telford, Shropshire,  
Installation of a temporary access and sales car parking (12 months)

**APPLICANT**  
Redrow Homes

**RECEIVED**  
21/03/2019

**PARISH**  
St. Georges and Priorslee

**WARD**  
Priorslee

**CLLR VERONICA FLETCHER HAS REQUESTED THAT THIS APPLICATION IS DETERMINED BY MEMBERS OF PLANNING COMMITTEE**

## **1.0 SUMMARY RECOMMENDATION**

1.1 It is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT TEMPORARY PLANNING PERMISSION for 12 MONTHS subject to conditions and informatives.

## **2.0 SITE AND SURROUNDINGS**

2.1 The application site is located in the area of Priorslee and is approximately 2km to the north east of the Telford Town Centre. The proposed access relates to an existing housing development site currently being constructed by Redrow off Castle Farm Way for approximately 400 units. The site has good transport links due to its close proximity to the A5, A442 and the M54 Motorway.

2.2 The former Celestica building which occupied the site was demolished prior to consent being granted for the housing development. There are existing accesses into the site including a separate access for construction vehicles and an access to a separate sales area and show homes towards the northern part of the site.

## **3.0 APPLICATION DETAILS**

3.1 This application seeks temporary (12 months) planning permission for the installation of an access off Castle Farm Way. The access will lead to a car park and sales centre only. It is proposed that use of the access will cease following a period of 12 months or when works for the main signalised junction into the development, located approximately 40m further south is commenced, whichever is the sooner.

3.2 The car park provides 9 spaces in total including 1 disabled bay. The access point is 5m wide to allow for two vehicles to pass.

3.3 During the application amended plans have been received relocating the site of the access slightly further north within the same parcel of land. This allows a visibility splay of 2.4 x 220m visibility splay at the access. Furthermore, the

area of hardstanding has been reduced to the car park area in line with the Highways Officer's comments.

#### **4.0 RELEVANT HISTORY**

- 4.1 TWC/2018/0890 - Variation of condition 30 of planning permission TWC/2017/0941 proposed re-plan to unit plots 344, 501-522 and the introduction of a pedestrian refuge island on the northern most access - Full Granted - 16/01/2019
- 4.2 TWC/2017/0941 - Erection of 395 no. dwellings with creation of accesses, internal roads, associated infrastructure, landscaping and open space - Full Granted - 20/08/2018

#### **5.0 RELEVANT POLICY DOCUMENTS**

- 5.1 National Guidance:  
National Planning Policy Framework (NPPF)
- 5.2 Local Development Plan:  
Telford & Wrekin Local Plan 2011-31

#### **6.0 SUMMARY OF CONSULTATION RESPONSES**

##### **6.1 Local Member & Parish Council Responses:**

- 6.1 St Georges and Priorslee Parish Council: Object  
There does not appear to be any traffic management proposals for entering /leaving the site. Especially to cope with right turning traffic both entering or exiting the site (show homes). The position is situated on a very fast section of Castle Farm Way.
- 6.2 Cllr Veronica Fletcher: Object  
Creation of inadequate access onto main road which is masked by site advertisements. This would create a safety problem for vehicles entering and leaving the site.

##### **6.3 Standard Consultation Responses**

- 6.4 Highways: Comment  
The Highways Officer raises no objection to the siting of the proposed access as amended and is satisfied the satisfactory visibility splays can be provided in this location when taking into account the speed of the road. Recommends a condition to safeguard the visibility splay and a condition to ensure that the access is temporary for 12 months following which the access is removed and reinstated as highway verge, footway/cycleway and the boundary fence shall be replaced or at a point when the highway works approved as part of TWC/2018/0890 Condition 11c are implemented.

## **7.0 SUMMARY OF PUBLIC RESPONSE**

7.1 A site notice was erected in the vicinity of the site and no objections have been received. There are no immediately neighbouring occupiers in this instance.

## **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 main issue of highway safety.

### **8.2 Highway Safety**

8.3 The impact of the new access (as amended) has been assessed by the Council's Highways Officer who raises no objections subject to conditions relating to the temporary nature of the consent and to ensure the visibility splays from the access remain unobstructed for the lifetime of the development.

8.4 Officers are satisfied that the Local Highways Authority have fully considered the impact of the development upon highway safety and that manoeuvring into, and out of the site would be acceptable. There is adequate space within the site to ensure vehicles can turn and exit the site in forward gear. Furthermore, there is space within the main highway to allow vehicles to turn right into the access without impeding traffic.

8.6 Taking the above in account and that the access would be temporary, there are no highway grounds to warrant refusal of the application. The development is compliant with policies C3 (Impact of Development on Highways) and C5 (Design of Parking).

## **9.0 CONCLUSIONS**

9.1 The development complies with the relevant policies within the Council's Development Plan and no objections have been raised by the Highways Officer in assessing the application. As such, there are no sustainable reasons to refuse the application on highway safety grounds.

9.2 Appropriate conditions will be attached to ensure that the access is for the temporary period specified or at a point when S.278 works to the nearby approved junction is implemented. A condition will also be attached to ensure the visibility splays are maintained throughout the temporary lifetime of the access. 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 **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT TEMPORARY PLANNING PERMISSION** for **12 MONTHS** subject to the following:

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

1. Time limit (Temporary)
2. Access Bound Material
3. Visibility Splay
4. Development in accordance with plan No.s