

TWC/2023/0051

Site of Montford, Castle Street, Hadley, Telford, Shropshire
Demolition of the existing bungalow and erection of Supported Social Housing Scheme comprising of 14no 1 bedroom apartments, car parking, garden areas, alterations to access ***Amended plans received***

APPLICANT

Hexagon Partnership Limited,

RECEIVED

27/01/2023

PARISH

Hadley and Leegomery

WARD

Hadley and Leegomery

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT REQUIRES A S106 AGREEMENT

Online planning file:

<https://secure.telford.gov.uk/planning/paapplicationssummary.aspx?applicationnumber=TWC/2023/0051>

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), Informative(s) and the Applicant entering in to a Section 106 Agreement to secure £22,000 contribution to the upgrade of nearby bus shelters.

2.0 SITE AND SURROUNDINGS

1.2 The site is located on Castle Street, Hadley, Telford. The site contains an existing dwelling 'Montford' which is a 5-bed dwelling, located on a relatively large site with garaging, gardens and parking areas. The adjacent uses are a mixture of commercial units, retail, office and residential developments, with buildings varying from metal clad retail units to 3-storey rendered and brickwork apartment blocks. The site is not within a conservation area or subject to any other designations.

3.0 PROPOSAL

3.1 The proposals as amended consist of the demolition of the existing 'Montford' dwelling and the erection of 14no. 1 Bedroom Apartments, with associated car parking and communal garden areas.

3.2 The scheme will be for 100% Affordable Housing (Affordable Rent). It is understood that these will all be supported living units for individuals with mental health care needs. The property will be leased from the Landlord by a

Registered Housing Provider. The Registered Provider will lease directly to the individual occupiers rather than through a sub-lease to a Care Provider.

3.3 The development straddles the depth of the site and as amended provides for 7no. parking spaces associated landscaping. The apartments have been designed to comply with the following design requirements:

- National Described Space Standards;
- HAPPI Design Principles;
- Building Regulations – Part M (2) – Category 2 – Accessible Dwellings;
- Building Regulations – Part M (3) – Category 3 – Wheelchair User Dwellings;
- Accessible, and integrated outdoor Garden Area to meet the Design Principles of Extra Care Housing (3rd Edition) published by the Housing LIN;
- Hexagon Partnerships Limited – Social Supported Housing Design Guide.

3.4 The development will be finished in brickwork, render and tiles.

4.0 PLANNING HISTORY

TWC/2020/0180 - Site of Montford, Castle Street, Hadley, Telford - Demolition of 1no dwelling and the erection of 10no apartments, modified existing access, associated external and boundary works - Full Granted 27 August 2020

TWC/2018/0061 - Land rear of 40 Castle Street, Hadley, Telford - Demolition of existing building and the erection of 10no. Apartments with associated access and parking - Full Granted 11 July 2019

TWC/2011/0474 - 40 Castle Street, Hadley, Telford - Erection of 6No. flats and change of use of existing building to hot food takeaway (Use Class A5) with living accommodation above and erection of single storey rear extension (Outline) - Outline Granted 17 November 2011

5.0 RELEVANT POLICY DOCUMENTS

5.1 National Planning Policy Framework (NPPF)
National Planning Practice Guidance

5.2 Telford and Wrekin Local Plan (2011-2031):

SP1: Telford

SP4: Presumption in Favour of Sustainable Development
HO5: Affordable Housing Thresholds and Percentages
HO6: Delivery of Affordable Housing
HO7: Specialist Housing Needs
NE1: Biodiversity & Geodiversity
NE2: Trees, Hedgerows & Woodlands
C3: Impact of the Development on Highways
C5: Design of Parking
BE1: Design Criteria
BE9: Land Stability
ER1: Renewable Energy
ER10: Water Conservation and Efficiency
ER11: Sewerage Systems and Water Quality

5.3 The Homes for All Supplementary Planning Document (SPD), adopted January 2022 (Providing Accessible, Supported and Specialist Housing) - setting out detailed requirements

6.0 NEIGHBOUR REPRESENTATIONS

6.1 The application has been publicised through a Site Notice, Press Notice and direct neighbour notification. Two stages of consultation have taken place, the second further to the receipt of amended plans.

6.2 The Local Planning Authority received 7no. Neighbour representations and a petition with 34no. signatures objecting to the scheme on the basis of the following summarised issues were raised:

- increased traffic, congestion and parking issues;
- loss of privacy.

7.0 STATUTORY REPRESENTATIONS

7.1 Hadley and Leegomery Parish Council: **Comment:** Support with Condition(s) incl. Highways, namely yellow bollards to be placed and pavement parking looked at to reduce impact to residents.

7.2 TWC Highways: **Comment:** Support subject to Condition(s) and an appropriate contribution to secure bus shelter improvements in the locality.

7.3 TWC Ecology: **Comment:** Support subject to Condition(s).

7.4 TWC Drainage: **Comment:** Support subject to appropriate Condition(s).

7.5 Shropshire Fire Service: **Comment:** As part of the planning process, consideration should be given to 'Fire Safety Guidance for Commercial and Domestic Planning Applications' document.

7.6 West Mercia Police: **Comment:** Provided general design guidance.

8.0 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
- Design
- Impact on Residential Amenity
- Highways Impacts
- Drainage
- Ecology and Trees
- Planning Obligations

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

8.3 The Telford and Wrekin Local Plan (TWLP) was adopted in 2018. The application site is located in the built up area of Hadley and currently has a dwelling and large garage on site. Policy SP1 states that Telford will be the principal focus for growth to meet the borough's housing and employment development needs during the plan period. The presumption will be to support development in Telford, unless it is contrary to the policies and proposals set out in the Local Plan or national policy.

8.4 The site is currently in residential use with a bungalow and associated garage and garden areas on it and thus the development of residential development within the defined urban area is considered acceptable in principle subject to other planning considerations set out below.

8.5 Design

The proposed development replaces the existing bungalow and garage and is significantly larger in scale and therefore consideration has been given as to its impact on the character and appearance of the locality. In this respect from site inspection and consideration of the submitted plans and details, it is clear that the area is very mixed in character. To the south and west lie detached, semi-detached and terraced dwellings. To the north and east there is flatted development, including a recently constructed flatted development on land to the rear of 40 Castle Street and immediately east of this site. In this context the construction of 14no. flats is broadly considered to be in keeping with the character and appearance of the locality.

- 8.6 The development will be constructed in brickwork, render and tiles and is of acceptable design quality that will not cause visual harm. The development incorporates a good quality hard and soft landscaping scheme and the communal garden areas will be wheelchair accessible.
- 8.7 Pedestrian path ways give direct access to 'both' Castle Streets, to enable good access to local shops, bus routes and amenities.
- 8.8 The communal gardens for the scheme are of a good size and area, and are well distributed throughout the site. The full details for both the hard and soft landscaping schemes are proposed to be handled via a planning Condition should Members be minded to grant planning permission.
- 8.9 The development is for affordable rented accommodation for supported living and has been designed to the following standards:
- National Described Space Standards;
 - HAPPI Design Principles;
 - Building Regulations – Part M (2) – Category 2 – Accessible Dwellings;
 - Building Regulations – Part M (3) – Category 3 – Wheelchair User Dwellings;
 - Accessible, and integrated outdoor Garden Area to meet the Design Principles of Extra Care Housing (3rd Edition) published by the Housing LIN;
 - Hexagon Partnerships Limited – Social Supported Housing Design Guide.
- 8.10 Whilst the development undoubtedly results in a much larger footprint of development on the site, it makes best use of previously developed urban land and provides much needed affordable supported living accommodation. There has been concern regarding the proximity of a series of the habitable windows of the new development with trees to the adjacent site to the south eastern corner of the site, however the relevant units have now been amended to have windows on the southern side of the building and are dual aspect and thus will

be afforded acceptable levels of light, furthermore, the extent of the trees have now been accurately reflected on the plans alongside a Shading Plan which notes an acceptable level of residential amenity. As such the development is now considered to be acceptable from a design perspective.

8.11 Impact on Residential Amenity

The proposed development is of significantly greater scale than the existing dwelling on site and will undoubtedly impact to a degree on neighbouring properties. The building runs north-south however will have a separation of 15 metres from properties to the west across Castle Street and it is proposed to retain much of the tree screen to the western boundary and given this and the separation distance, it is not considered that there would be undue impacts on the amenity of these properties.

8.12 The new apartment block to the east of the site (rear of No.40 Castle Street) has no main windows to its western flank and the proposed development will not impact significantly in terms of light loss or loss of privacy given the juxtaposition of the buildings and the position of existing tree cover. The building will be within 11.5 metres of the dwellings at Union Court to the south east but given tree screening and the fact that the formerly proposed angled windows have been amended to be flush with the elevation, this separation distance is considered to be adequate in terms of light, privacy and outlook. The proposed development will sit north of the dwelling at 38 Castle Street and thus any impact on light or outlook would not be of a significant or harmful degree. The first floor of the south elevation of the development will incorporate windows to a lounge of one of the units although this is set off the boundary and is screened to some degree by existing boundary trees and vegetation. There is a proposed tree planting scheme for this boundary that will provide further screening eventually. It is acknowledged that there will be some overlooking, but this would not necessarily be disproportionate to that of new estate in an urban environment and thus the impact on privacy would not be so severe as to merit refusal for this reason.

8.13 In terms of impact on congestion the concerns expressed by neighbours objections and indeed by the signed petition are noted but given the scale of development, the impact on congestion is not likely to be so significant as to be harmful or detrimental to highway safety.

8.14 Highway Impacts

The development will be served by an access taken from the western boundary from the section of Castle Street that runs north-south. It will provide 7no. car parking spaces in total.

- 8.15 Parking has increased to 7 spaces using the information provided and using the standards set out in the Local Plan this would leave a shortfall of 2 spaces. As part of the current application it is proposed to upgrade the pair of Bus Shelters outside of the development site which in turn would encourage the use of public transport as an alternative means to the car. Part of the boundary wall has been removed to improve the visibility splay, the Agent has suggested a pre-commencement Condition to confirm how much of the wall is removed - incorporated within the recommendation.
- 8.16 The Applicants have stated that occupiers of this Supported Living scheme are unlikely to be utilising vehicles and that in terms of staff numbers there will be 2No. full time and 2No. part time members of staff at any one time and in these circumstances it is not considered that permission could be reasonably withheld for this reason.
- 8.17 The Highways Officer has commented that no Objection is raised subject to appropriate Conditions and a contribution towards the upgrade of local bus shelters – both of which are incorporated in the recommendation.

8.18 Drainage

The site is located in Flood Zone 1 and is considered to be at low risk of flooding from fluvial sources. There is low surface water flood risk, as indicated by the updated Flood Map for Surface Water (uFMfSW).

- 8.19 The LLFA do not hold any records of historical flooding affecting the site. They raise no objections to the development subject to Condition(s) including details of foul and surface water drainage to be based on sustainable drainage (SuDS) principles, details of soakaways, drainage layout (including attenuation measures) and a planting plan that supports the SuDS scheme.

8.20 Ecology and Trees

The site currently is largely comprised of amenity grassland with hardstanding, a dwelling structure, a garage and small shed. In the PEA the site was deemed to be of low ecological value. The roofs of the dwelling and garage had recent repairs and provided negligible potential for bat roosting. Previous bat surveys on this site found very low bat activity in the area. A single pond was identified within 250 metres of the site, it was deemed suitably separated by built infrastructure. However, a Reasonable Avoidance Measures Method Statement (RAMMS) was provided in the PEA to reduce the risk to any amphibians potentially on site further. Suggested Condition(s) seek to protect and enhance biodiversity on this site.

- 8.21 The Arboricultural Impact Assessment (AIA) submitted to support the application identified that the removal of three 'C'-Grade' Tree group of semi-

mature Leyland Cypress (G1, G2, & G3) and two young apple trees (T6 & T7) will be necessary to undertake the development. In addition, the pruning of a significant proportion of the north western aspect of the canopy of T5, an off-site mature cherry is anticipated to provide sufficient clearance from the apartments during occupation; and facilitate the erection of scaffolding during the construction phase. There will be the need to repeatedly prune this aspect of the canopy of T5 to maintain clearance in future years.

8.22 Minor encroachment has been identified within the RPA of two 'B' Grade neighbouring Trees, (T4 and T5), an early mature Hornbeam and mature cherry, where a footpath is proposed and a section of the apartments. Mindful that this area is currently capped by brick paving, which both trees have tolerated well to date, the replacement with alternative hard standing is not deemed likely to have a significant impact upon either tree. The use of hand dig methodologies have been proposed during these works to provide a degree of caution in areas where tree roots may be encountered and reduced the potential impacts.

8.23 Areas of brick paving which transverse the RPAs of both T5 and T4 will be removed as part of the landscaping arrangements and replaced with lawned areas. The removal of hardstanding will need to be performed under arboricultural supervision to ensure a degree of caution is exercised during these activities to avoid excavation and further compaction of underlying soils. The remediation of these areas has been proposed using either hand tools or an air spade to de-compact the rooting environment benefiting both trees.

8.24 Those remaining trees can be protected during construction by means of protective barrier fencing to maintain a Construction Exclusion Zone (CEZ) that respects the RPA of each tree. Such protection measures and provisions for new planting could be secured by a suitably worded planning Condition included within the recommendation.

8.25 Planning Obligations

Any planning consent would be conditional on the agreement of a s.106 Agreement to secure the following (plus indexation):

- £22,000 contribution to upgrade nearby bus shelters

8.26 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits: a) necessary to make the development acceptable in planning terms; b) directly related to the development; c) fairly and reasonably related in scale and kind to the development.

9.0 CONCLUSION

- 9.1 Overall and on the planning balance, it is considered that the proposal is compliant with the policies of the Telford & Wrekin Local Plan 2011-2031 set out above. The proposed development will respect and respond positively to the site and the wider area. Given the boundary treatments on site and landscaping scheme proposed, the development will not cause any detrimental impact upon the amenity of neighbouring properties.
- 9.2 The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

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

A) The applicant/landowners entering into a Section 106 Agreement with the Local Planning Authority (item i subject to indexation from the date of committee), with terms to be agreed by the Development Management Service Delivery Manager, relating to:

- i) £22,000 contribution to upgrade nearby bus shelters.

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

Condition(s):

Time Limit Full

Materials

Samples of Materials

Landscaping Design

Landscape Management Plan

Landscape & Environmental Management Plan

Ecological Survey – Working in Accordance with Protected Species Survey

BNG Monitoring Strategy

Bat & Bird Boxes

Site Environmental Management Plan

Detailed Foul & Surface Water Drainage Scheme (incl. SuDS)

In Accordance with AIA & TRP

Lighting Strategy

EVC Charging

C38: Accordance with Plans

Road Design (incl. Access, Visibility, Surface Water, Traffic Calming etc.)

Road/Footway/Cycleway Construction

Informative(s):

Ecology – Nesting Wild Birds

Shropshire Fire Authority

Street Name & Numbering

West Mercia Police

Severn Trent – Proximity of Public Sewer

Cadent Gas – Proximity of Infrastructure

Approval Following Amendments – NPPF