

TWC/2022/0972

Land fronting units A1 – A2 Stafford Park 11, Stafford Park, Telford, Shropshire
Erection of 4no. industrial units (use class B2/B8 and E(g)) with associated parking,
bin stores, landscaping and access ****AMENDED PLANS AND ADDITIONAL
DRAINAGE INFORMATION SUBMITTED****

APPLICANT

Telford & Wrekin Council

RECEIVED

11/09/2023

PARISH

Hollinswood and Randlay

WARD

The Nedge

**THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS
THE COUNCIL OWN THE SITE AND FINANCIAL CONTRIBUTIONS ARE
REQUIRED VIA A MEMORANDUM OF UNDERSTANDING**

Online planning file:

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2022/0972>

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 Stafford Park, a predominantly industrial area. Stafford Park is designated as a Strategic Employment Area (SEA) under the Telford & Wrekin Local Plan 2011-2031. The site is located on the junction of 'Stafford Park 11' and 'Stafford Park 10' and is currently an open parcel of amenity land which is bound by mature trees and hedgerows.

3.0 APPLICATION DETAILS

3.1 This application seeks Full Planning Permission for the erection of 4no. industrial units (Use Class B2/B8 and E(g)) with associated parking, bin stores, landscaping and access.

3.2 Two of the proposed units will lie parallel to the adjacent highway of 'Stafford Park 10' and the remaining two will be positioned opposite these, allowing a parking area to be created in the middle. The units will be single storey and will be constructed in a varying pallet of materials, including insulated core cladding panels, composite insulated roof cladding and powder coated aluminium windows and doors.

4.0 RELEVANT HISTORY

4.1 There is 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 (TWLP)

6.0 **SUMMARY OF CONSULTATION RESPONSES**

6.1 **Local Member & Town/Parish Council Responses:**

Two rounds of consultation have been undertaken throughout the application process (once when the application was registered and again once amended plans were received). The comments received from statutory consultees can be viewed in full on the planning file, but key points have been summarised as follows:

- 6.2 Hollinswood & Randlay Parish Council: **Support:** No objection to the proposals - ask that care is taken with regards to the nearby trees so that there are no adverse effects.

6.3 **Standard Consultation Responses**

- 6.4 Ecology, Highways and Drainage: **Support subject to Condition(s)**

- 6.5 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 no letters of response have been received.

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
- Site Layout, Scale and Design
- Impact on Trees located on/adjacent to the site
- 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 site is located within the Strategic Employment Area (SEA) of Stafford Park. Policy EC1 of the Telford & Wrekin Local Plan 2011-2031(TWLP) outlines that within these areas, the Council will support uses which fall within the 'B' Use Classes and any 'Sui Generis' Uses which are considered to support the function of the SEA.
- 8.4 In this instance, the applicant is proposing 'B' Uses (General Industrial and Storage and distribution) for the units, along with Use Class 'E(g)', which is broadly defined as: *(a) an office to carry out any operational or administrative functions, (b) the research and development of products or process' or (c) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.*
- 8.5 Officers consider that these uses would support the function of the SEA and therefore, the principle of development is considered to be compliant with Policy EC1 of the TWLP and the national guidance contained within the NPPF.
- 8.6 **Site Layout, Scale and Design**
- 8.7 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.
- 8.8 The proposed units will be single-storey and will be positioned with two of the units lying parallel to the adjacent highway of 'Stafford Park 10' and the remaining two positioned opposite these, allowing a parking area to be created in the middle. Upon carrying out a site visit, Officers noted that the units would be of comparable scale to other units within the surrounding area. The submitted plans demonstrate that the site is of adequate size to accommodate the development, without appearing as cramped. The scale of development is therefore considered to be acceptable.
- 8.9 The units will be constructed in a varying pallet of materials, including insulated core cladding panels, composite insulated roof cladding and powder coated aluminium windows and doors. All of these materials are present within the immediate area and as such, are considered to be appropriate. The overall design of the units are industrial in character and are considered to respect and respond positively to their setting and the wider character of the Stafford Park area. The buildings have been designed in order to have a positive impact upon the wider streetscene and as such, are considered to be in accordance with Policy BE1 of the Telford & Wrekin Local Plan 2011-2031.
- 8.10 **Impact on Trees located on/adjacent to the site**

In relation to the existing Trees which are located on the site, one tree is covered by a Tree Preservation Order (Identified as T10 within the submitted Arboricultural Appraisal). This tree is a Norway Maple and has a category grade of 'A1' – meaning that the tree is of a good physiological condition. The trees which are to be removed in order to facilitate this development are not covered by a Tree Preservation Order and are not located within a Conservation Area, and therefore could have been removed without consent prior to this application being submitted.

- 8.11 Notwithstanding this, the Applicant has submitted an Arboricultural Appraisal as part of this application which confirms that a total of seven trees and part of the existing hedgerow will need to be removed from the site in order to facilitate the development - these trees vary in species, condition and size.
- 8.12 When the application was initially submitted, the number of trees to be removed was in excess of seven and Officers raised concerns regarding the loss of these, given that they contribute positively to the character and appearance of the streetscene.
- 8.13 In order to address these concerns, the Applicant has submitted amended plans which show a reduction to the floor area of the proposed units, allowing the retention of a number of trees and the further protection of T10 (which is covered by a Tree Protection Order).
- 8.14 In accordance with the Council's adopted 'Tree Replacement Standards' document, Officers have calculated the number of replacement trees required in order to offset the loss of the seven trees to be removed as part of this proposal. This figure is calculated by reviewing the diameter at breast height of each tree (provided within the AIA) – the adopted tree replacement standards outline how many trees will be required to offset the loss of each tree, based on its current size.
- 8.15 Based on the size of the trees to be removed, a total of 20 replacement trees will need to be planted in order to offset the loss of these seven trees. Noting the good levels of amenity which are afforded by the existing trees upon the streetscene and following discussions with the applicant, Officers have requested that a minimum of seven semi-mature replacement trees are planted on the site, with full details to be submitted via condition. This will ensure that the site continues to provide a soft and positive contribution to the streetscene. It is not considered that the site is of sufficient size to be able to accommodate all 20 replacement trees and as such, Officers have agreed that a mix of on-site and off-site planting would be appropriate.
- 8.16 Para. 3.7 of the adopted 'Tree Replacement Standards' document outlines that where Financial Contributions are sought for off-site planting, the contributions will cover the cost of providing, where appropriate, a tree pit and purchasing, planting, protecting, establishing and initially maintaining a new tree on publicly owned land. The LPA have applied option 1 (where the trees will be planted in open ground where no tree pit will be required), where the above for each replacement tree will cost £800.

- 8.17 Given that seven replacement trees are to be planted on site, the applicants have agreed to pay a total sum of £10,400 for the remaining 13 replacement trees to be planted off-site (£800 x 13 = £10,400). As the Council are landowners and the applicants for this application, the contribution will be secured via a Memorandum of Understanding (MoU).
- 8.18 A Tree Protection Plan has been submitted as part of the Arboricultural Appraisal and a proposed landscaping scheme will be conditioned accordingly to ensure that the seven replacement trees will be planted in appropriate positions and of appropriate species. A Condition is also proposed to ensure that the works are carried out in accordance with the recommendations of the submitted Arboricultural Appraisal, ensuring the adequate protection of the retained trees.
- 8.19 Officers consider the above approach to be acceptable and in accordance with other, similar applications determined within the borough. This approach has been agreed by the Council's Ecology Team, who have supported the scheme subject to Condition(s) and Informative(s). The proposal is therefore deemed to be in accordance with Policies NE1 and NE2 of the Telford & Wrekin Local Plan 2011-2031.

8.20 **Other Matters**

- 8.21 The Council's Drainage Team have been consulted and have supported the scheme subject to Condition(s) and Informative(s). The proposal is therefore deemed to be compliant with policies ER9 and ER11 of the TWLP.
- 8.22 The Local Highways Authority have been consulted and have supported the scheme subject to Condition(s) and Informative(s). The proposal is therefore deemed to be compliant with policies C3 and C5 of the TWLP.

9.0 **CONCLUSIONS**

- 9.1 The proposed development is considered to be acceptable, given that the site is located within the Strategic Employment Area and appropriate uses are being proposed. The proposed scale and design of the units are considered to respect and respond positively to their settings and would not have an over-bearing or out-of-place presence within the streetscene. The proposed works will result in a number of trees being removed from the site, however, Officers are satisfied that the loss of these can be adequately mitigated through a scheme of replacement planting and a financial contribution for off-site planting to take place. There are no technical issues that would warrant the refusal of the application. 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, subject to Condition(s) and Informative(s).

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

conditions, legal agreement terms, or any later variations) subject to the following:

- A) The applicant/landowners entering into a Memorandum of Understanding with the Local Planning Authority (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager) relating to:
 - i) Off-site Replacement Tree Planting (£10,400)
- B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

Condition(s):

A04	Time Limit
B079	Surface Water Treatment Details
B079	Attenuation Details
B133	Replacement Planting
B141a	Erection of Artificial Nesting/Roosting Boxes
C002	Materials as Submitted
C013	Parking, Loading, Unloading and Turning
C014	Visibility Splays
C38	Development in Accordance with Deposited Plans
C091	Works in Accordance with Arboricultural Impact Assessment

Informative(s):

I11	Highways
I17B	Coal Authority Low Risk Area
I25m	Nesting Wild Birds
I32	Fire Authority
I40	Conditions
I41	Reasons for grant of approval
RANPPF2	Approval Following Amendments