

TWC/2016/0554

Site of Loadcroft, Lincoln Hill, Ironbridge, Telford, Shropshire

Erection of replacement dwelling following demolition of existing dwelling 'Loadcroft', utilising existing access off Lincoln Hill ## AMENDED PLANS ## AMENDED DESCRIPTION ##

**APPLICANT**

Mrs Pettit

**RECEIVED**

24/06/2016

**PARISH**

The Gorge

**WARD**

Ironbridge Gorge

**THE GORGE PARISH COUNCIL HAVE OBJECTED AND REQUESTED THAT THIS APPLICATION IS DETERMINED BY MEMBERS OF THE PLANNING COMMITTEE**

**1. APPLICATION DETAILS**

- 1.1 This is a full application for the erection of a two storey, four bed, dwelling on the site of the existing property ('Loadcroft') off Lincoln Hill, Ironbridge. This proposed dwelling will replace the existing property (Loadcroft) and utilise the same existing access off Lincoln Hill.
- 1.2 The LPA are also in receipt of TWC/2016/0553 for the erection of 1 no dwelling off Severn Terrace and TWC/2016/0555 for the erection of a further dwelling off New Road.
- 1.3 The proposed dwelling has an internal gross floor area of approximately 180m<sup>2</sup>, an external footprint of approximately 100 m<sup>2</sup> and is set within a site extending to 0.2hectares.
- 1.4 The height of the proposed dwellings eaves is 5.0m with a proposed ridge height of 8.50m. The existing dwelling is a modest single storey two-bedroom bungalow.
- 1.5 The dwelling will utilise the existing access and car parking off Lincoln Hill; no proposed alterations have been put forward or considered necessary by the Highways Authority.
- 1.6 The proposed dwelling will lie on the site of the existing dwelling, with a similar footprint.
- 1.7 The existing hawthorn hedge (west) and stone boundary retaining wall and railings along Lincoln Hill will be retained, with a new native hedgerow planted

on the eastern and southern boundaries to separate the site from the remainder of the land associated with Loadcroft.

1.8 The application is supported by the following:

- Heritage Statement,
- Design and Access Statement,
- Ecology Report,
- Tree Report,
- Stability Report Declaration Form,
- Ground Investigation Report,
- Coal Mining Risk Assessment;
- Mining Report

1.9 Supplementary information was supplied by Ground Investigation Specialists Limited was submitted on the 2<sup>nd</sup> August 2018.

## **2. SITE AND SURROUNDINGS**

2.1 The application site is located within the built up area of Telford, within The UNESCO Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area. There are a number of Listed Buildings bordering the site to the east, south and south-west. The site is located in an elevated position on the site of 'Loadcroft' visible from New Road to the south.

2.2 'Loadcroft' is a mid-20<sup>th</sup> century bungalow which has no historic or architectural merit.

2.3 The site is located within Stability Zone 4 where ground movement imposes significant constraints.

2.4 Existing public foul and surface water sewers runs through the site from Severn Terrace to the north, down to New Road to the south. The proposed dwelling is located to the west of these, on the site of the existing dwelling, therefore providing the requisite easement.

## **3. RELEVANT PLANNING HISTORY**

3.1 W2003/0046 - Erection of 3 detached dwellings with attached/detached double garages and construction of new vehicular/pedestrian accesses with alterations to existing – WITHDRAWN due to Ground Investigation Report not being submitted and substantial time having passed since request.

3.2 W2003/0047 – Demolition of existing dwelling – WITHDRAWN

- 3.3 W2008/0441 - Erection Of Boundary Railings And Installation Of New Vehicular Access And Decking And Fencing And Replacement Window (Part Retrospective) – FULL GRANTED

Current Applications on remainder of site

- 3.4 TWC/2016/0553 – Erection of 1 no dwelling accessed off Severn Terrace – Pending Consideration.
- 3.5 TWC/2016/0555 - Erection of 1no. detached dwelling accessed off New Road - Pending Consideration.

#### **4. PLANNING POLICY CONTEXT**

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Telford and Wrekin Local Plan (2011-2031)
- SP1 Telford
  - SP4 Presumption in favour of sustainable development
  - NE1 Biodiversity and geodiversity
  - C3 Implications of development on highways
  - C5 Design of parking
  - BE1 Design Criteria
  - BE3 Ironbridge Gorge World Heritage Site
  - BE5 Conservation Areas
  - BE9 Land stability
  - ER11 Sewerage systems and water quality

#### **5. SUMMARY OF CONSULTATION RESPONSES**

##### **Standard consultation responses**

- 5.1 The Gorge Parish Council: Object
- No objection to replace the existing property providing evidence the ground is assessed as being able to support the extra load. Do not consider that additional information has been supplied that relates to this building;
  - Would support if load was no greater than that of existing bungalow, otherwise application to be called in to Committee;
  - Informative regarding asbestos removal during demolition.
- 5.2 Cllr Carolyn Healy (Ward Member): No comment

- 5.3 Cllr Nicola Lowery (former Ward Member): Object
- Comments submitted 11/09/2016 (*for all 3 associated applications*) concerned that significant engineering works will be required, given the sites location within Zone 4 of the high Point Rendall Stability Study;
  - Preservation of Reynolds tunnel requested as a heritage asset;
  - Infrastructure and highways networks have no further capacity to accommodate additional traffic generated by this development;
  - The design of all three dwellings (TWC/2016/0553, 0554 and 0555) are not in-keeping and identical which is not appropriate (N.B. comments based on earlier design);
  - The site provides enhancement and visual relief within the UNESCO World Heritage Site.
- 5.4 Built Heritage Conservation: No objection subject to conditions
- Sample panel brickwork;
  - Sections of joinery (timber not upvc), ironmongery;
  - Rainwater goods;
  - External sewage/drainage details;
  - Landscaping
- 5.5 Archaeology: No comment
- 5.6 Highways: No objection
- 5.7 Drainage: Support subject to conditions
- Scheme of foul and surface water drainage,
  - Evidence of a build over or easement agreement with Severn Trent
- 5.8 Arboriculture: No comment
- 5.9 Ecology: Support subject to conditions.
- Erection of artificial nesting/roosting boxes,
  - Lighting Plan,
  - Informatives – Nesting Wild Birds and Trenches/Pipework
- 5.10 Geotechs: No objection subject to conditions.
- Approach set out by applicants Geotechnical Consultant (received 02 August 2019) satisfies any concerns;
  - Para 177 and 178 of the NPPF sets out applicants responsibility to secure a safe development. Bi-annual checks of the tunnel are recommended.
- 5.11 The Coal Authority: No objection
- Submission of Coal Mining Risk Assessment; the content and conclusions of which are sufficient for the purposes of the planning

system in demonstrating that the application site is safe and stable for the proposed development.

- 5.12 Severn Trent Water: No objection subject to conditions:
- Scheme of foul and surface water drainage,
  - Evidence of a build over or easement agreement with Severn Trent
- 5.13 Shropshire Fire Service: Standard Fire Informative
- 5.14 West Mercia Police: Standard Informative advocating Secured By Design

### **Neighbour consultation responses**

- 5.15 Neighbouring occupiers were consulted upon receipt of the application with five letters of objection received. No further letters were received following a re-consultation of the revised plans and supporting documentation. The letters raised the following material planning considerations:
- Instability of the Gorge in relation to the effect plant machinery might have on the structure of the landscape;
  - Inappropriate design in a World Heritage Site;
  - Drainage capacity and increased in rainwater run-off;
  - In close proximity to disused mine shaft;
  - Adjacent listed buildings;
  - Highways safety risk.

## **6. PLANNING CONSIDERATIONS**

- 6.1 Having regard to the development plan and other material considerations including comments received during the consultation process, the main planning considerations are:
- The principle of residential development
  - The impact on the character and appearance of the Conservation Area and World Heritage Site;
  - Impact on neighbouring amenities;
  - Drainage and flooding
  - Slope Stability
  - Highways
  - Ecology

### **6.2 The principle of residential development**

- 6.2.1 The site is located within the Telford built up area where the principle of

new build residential development is acceptable. The site does not have any other designation such as Green Network requiring special justification.

- 6.2.2 The impact on the character and appearance of the Conservation Area and World Heritage Site are considered minimal. The proposed dwelling is a traditional and characterful cottage design as expected in the Gorge. The development utilises an existing access and retains the mix of hard/soft landscaping along Severn Terrace. Timber joinery and all other materials are to be conditioned.
- 6.2.3 Planning law and planning policy both require that special attention is paid to the desirability of preserving or enhancing the character and appearance of Conservation Areas and Listed Buildings.
- 6.2.4 The site falls within the Severn Gorge Conservation Area and is visible from Severn Terrace to the north and potentially New Road to the south. It is unlikely to be visible from The Wharfage but it nevertheless does sit within The Ironbridge Gorge World Heritage site which is of international importance albeit it would not be visible from the Ironbridge itself.
- 6.2.5 In principle, the siting of a proposed dwelling in this location is acceptable in planning policy terms, and the design submitted is considered appropriate in the Gorge.
- 6.2.6 The property will replace an existing substandard property and will therefore not result in an increase in housing numbers.

### 6.3 Impact on neighbouring amenities

- 6.3.1 The proposed dwelling will be situated on the site of an existing residential property known as 'Loadcroft'. Whilst the proposed dwelling is two-storey and the existing single-storey, it will be positioned in excess of 33 metres from the closest neighbouring properties. As such, the proposal will not result in any loss of privacy or overbearing impact.
- 6.3.2 As such it is considered that the scheme preserves neighbouring amenity.

### 6.4 Drainage and flooding

- 6.4.1 A public foul and a public surface water sewer run adjacent to the site. We advise that the developer contact Severn Trent Water as soon as possible to discuss suitable development easements for these sewers, to ensure no difficulties during construction.

6.4.2 Accordingly, subject to compliance with the proposed conditions the site is capable of development without resulting in flood risk.

## 6.5 Slope Stability

6.5.1 The site is located in Stability Zone 4. In addition, Reynolds Tunnel crosses the southern part of the field below the development plots. The tunnel is a single skinned brick lined linear void approximately 2m in height. It is imperative therefore that the loadings from the development are designed to not cause local shallow stability issues which trigger a landslide.

6.5.2 Ongoing discussions have been held between the applicants agent and Geotechnical Consultant with the Council's Geotechnical Engineer further investigations were undertaken and it was confirmed by the Geotechnical Consultant that were the tunnel ever to collapse, it would be unlikely to trigger any large scale movement and only result in a depression of 100mm deep at the surface. As the proposed dwelling is located in excess of 15m away from the tunnel it is considered to be outside the zone of influence.

6.5.3 Precautionary measures have been suggested in the form of bi-annual inspections looking at potential collapse and signs of structural damage.

6.5.4 The Council's Geotechnical Engineer has confirmed that they are satisfied with the recent submissions (Letter from H. S. Lister received 02 August 2019) and the proposed precautionary measures.

6.5.5 It is considered that the investigations and measures proposed are acceptable to the local authority and are also in accordance with paragraphs 178 and 179 of the NPPF where responsibility for securing a safe development rests with the developer and/or landowner.

## 6.6 Highways

6.6.1 The scheme will utilise the existing vehicular access and car parking area off Lincoln Hill and as such, vehicular access into the site is unaffected and acceptable.

6.6.2 The site makes adequate provision for the parking and turning vehicles of using an existing car parking area suitable for 2-3 vehicles.

## 6.7 Ecology

6.7.1 The application has been submitted with an Ecological Assessment. This has been assessed by the Council's Ecologist who has no objection

subject to conditions and informative(s) as it is possible to conclude that there is no reasonable likelihood that the proposal will cause harm to protected species.

## 7. CONCLUSIONS

7.1 In conclusion, the principle of residential development on this site within the built up area is acceptable. The amended design is acceptable and will preserve and enhance the character and appearance of the Conservation Area and World Heritage Site. The proposal will preserve neighbouring amenity, and can be adequately drained without resulting in any additional flood risk. The site can be developed without causing any slope stability issues and can be safely accessed with sufficient parking and turning. The proposal can be implemented without any impact on protected species. Accordingly the proposal complies with the policies outlined above including national guidance contained within the NPPF.

## 8. RECOMMENDATION

Based on the conclusions above, it is recommended to **GRANT PLANNING PERMISSION** subject to the following conditions:

A04	Time Limit Full
B017	Samples of materials
B018	Sample Brick Panel
B019a	Custom Details of Doors and Windows
B029	Eaves/roof verge detail
B029	Rainwater goods – metal/black
B029	External sewage/drainage
B121	Landscaping
B061	Scheme for foul & surface water drainage
C038	Development in accordance with plan Nos.
C100/101	Erection of artificial nesting/roosting bat & bird boxes
D01	Removal of all permitted development
RRCustom	Evidence of build-over/easement agreement with Severn Trent

### Informatives

I25b	Nesting Bird (construction)
I25e	Trenches
I40	Conditions
I41	Reason for Grant
RANPPF2	Approval - National Planning Policy Framework.