

TWC/2025/0821

Land adjacent Lawley Village Primary Academy, Bryce Way, Lawley, Telford, Shropshire

Erection of a two storey parish community facility building with associated car park

APPLICANT

Lawley & Overdale Parish Council

RECEIVED

27/11/2025

PARISH

Lawley and Overdale

WARD

Lawley

THIS APPLICATION IS BEING HEARD AT PLANNING COMMITTEE AS THE PROPOSAL HAS RECEIVED A SIGNIFICANT NUMBER OF OBJECTIONS

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?ApplicationNumber=TWC/2025/0821>

1.0 SUMMARY RECOMMENDATIONS

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 Application Site comprises of a rectangular plot of land measuring approximately 0.2 hectares - the site is undeveloped but is sat within an established developed area.

2.2 The application site is bound by Lawley Village Academy Primary School and its associated pitches to the north and east, a balancing pond to the south and existing residential properties to the west. Bryce Way runs along the western boundary of the site, with verges, trees and laybys.

3.0 PROPOSAL

3.1 This application seeks Full Planning Permission for a Community Building and associated parking.

3.2 The Community Building is proposed to be two-storey in height and would provide a hall area (double height) with meeting and office space and a café area whilst on the first floor are further meeting spaces as well as supporting facilities and a lift shaft. The proposed building is roughly rectangular in shape and sited on the northern portion of the site whilst the car park and associated new vehicular access from Bryce Way is located on the southern portion of the site.

- 3.3 Vehicular access is proposed to be provided from Bryce Way where a new junction will be formed. A car park with 34 spaces will be provided - 4 of which will be disabled and 2 which will be EV compliant.
- 3.4 The site falls within the Lawley Sustainable Urban Extension and whilst some development is still underway, the immediate area surrounding the Application Site is substantially complete.

4.0 PLANNING HISTORY

- 4.1 W2004/0980 – Residential development comprising 3300 dwellings, employment/mixed-use commercial/leisure development, erection of a primary school and community centre, infrastructure works and associated recreational space and landscaping – Approved 18 August 2004
- 4.2 TWC/2010/0828 – Variation of condition 16 of outline planning permission W2004/0980 to exclude the areas comprised within reserved matters application ref TWC/2010/0627 and within plots G4 and G5 as defined within the phasing plan drawing number 006 rev L from the effect of condition 16 (amended description) – Approved 13 December 2011
- 4.3 TWC/2014/0419 – Reserved Matters application for the erection of a primary school with playing field and community facilities and associated works pursuant to outline planning permission TWC/2010/0828 – Approved 14 August 2014

5.0 RELEVANT POLICY DOCUMENTS

- 5.1 Telford and Wrekin Local Plan (2011-2031)

SP1: Telford
SP4: Presumption in Favour of Sustainable Development
NE1: Biodiversity and Geodiversity
NE2: Trees, Hedgerows and Woodlands
NE6: Green Network
COM1: Community Faculties
C3: Implications of Development on Highways
C5: Design of Parking
BE1: Design Criteria
BE9: Land Stability
ER11: Sewerage Systems and Water Quality
ER12: Flood Risk Management
ER1: Renewable Energy

- 5.2 National Planning Policy Framework (NPPF)
- 5.3 Telford & Wrekin Local Plan 2020-2040 (Regulation 22) - limited weight will be given to the relevant policies within this document. Please see the following link for further information:

<https://www.telfordandwrekinlocalplan.co.uk/site/index.php>

After review of your proposal, the following policies are considered to be of relevance:

S1: Protecting and Enhancing the Boroughs Green Spaces
S2: Nature Conservation
S5: Mitigating and Adapting to Climate Change
S6: Healthy Stronger Communities
CC1: Sustainable Construction and Carbon Reduction
CC2: Renewable Energy in Developments
CC4: Water Re-use, Conservation Efficiency and Quality
CC5: Flood Risk Management and Sustainable Drainage Systems
NE1: Biodiversity and Geodiversity
NE2: Trees, Hedgerows and Woodlands
NE5: Green Network
EC8: Local Centres and Rural Services
DD1: Design Criteria
DD4: Commercial and Industrial Design
DD6: Waste Planning for Commercial, Industrial and Retail Developments
ST1: Sustainable Travel
ST3: Impact of Development on Highways
ST4: Design of Roads and Streets
ST5: Electric Vehicle (EV) Infrastructure and Parking Design
CI1: Community Facilities
ML4: Land Stability

6.0 NEIGHBOUR REPRESENTATIONS

- 6.1 The application has been publicised through a Site Notice, Press notice and direct neighbour notification.
- 6.2 The Local Planning Authority received sixteen neighbour representations; fourteen objecting to the scheme and two in support. Further to this, a local resident petition has been submitted opposing the new community centre. The petition was collected over the Christmas period and makes reference to some residents being away. Overall the petition gathered signatures of

objection from 48 addresses which can be broken down as following:

- Bryce Way – 22 addresses (31 signatures)
- Palin Grove – 4 addresses / signatures
- Dimpson – 5 addresses (7 signatures)
- Garsty Lane – 6 addresses (8 signatures)
- Birdway – 4 addresses (7 signatures)
- North Moor Grove – 8 addresses (12 signatures)

6.3 The fourteen standalone objections raise the following matters:

- I. question the need for the facility / existing community centre exists;
- II. Community Use Agreement (CUA) at existing school;
- III. concerns with proposed hours of operation;
- IV. noise pollution;
- V. littering / smoking;
- VI. 8 speed bumps installed in 2025 for traffic calming measures - proposal would increase traffic;
- VII. overspill parking onto residential roads;
- VIII. road (Bryce Way) is too narrow;
- IX. increase in Council Tax;
- X. concerns with how public money is being spent;
- XI. should be part of the masterplan not retrospective;
- XII. scale of development not in keeping with the character of the area;
- XIII. café not justified

6.4 Two representations of support were received on the following grounds:

- I. facility is needed to support growth of population;
- II. location is accessible;
- III. design will sit well alongside the existing buildings;
- IV. facility will provide job opportunities

7.0 STATUTORY REPRESENTATIONS

7.1 It should be noted that Lawley & Overdale Parish Council are the applicant of this application.

7.2 **No Comment(s)** have been received by the Ward Councillors

7.3 Highways: Support, subject to Condition(s)

7.4 Ecology: Support, subject to Condition(s)

7.5 Drainage: **Support**, subject to Condition(s)

7.6 Environmental Health: **Support**, Subject to Condition(s)

7.7 Coal Authority: **Support**

7.8 Healthy Spaces: **No Objection**

7.9 Education: **No comment**

7.10 Shropshire Fire Service: **Comment**: Consideration to be given to the information contained within Shropshire Fire and Rescue Service's 'Fire Safety Guidance for Commercial and Domestic Planning Applications' Document.

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
- Impact on Amenity of Adjacent Properties/Uses
- Design and Layout
- Highways impacts
- Ecology and Trees
- Drainage
- Land Stability

8.2 Principle of Development

The application site is located within the urban area of Telford, and located within the Lawley Sustainable Urban Extension, as supported by Strategic Policy SP1.

8.3 Policy COM1 (Community Facilities) states that Council will support new community facilities or improvements to existing community facilities to meet the needs of local residents.

8.4 The proposed development will be two-storey in height, with a foyer and café area and a multi-purpose room on the ground floor and office areas, including meeting rooms and multi-desk office spaces on the first floor. There will also be a double height large hall on the ground floor. A parking area is located directly adjacent to the building.

8.5 The Application is accompanied by a Business Case prepared by the Applicant, Lawley and Overdale Parish Council. The Strategic aim of the

facility is said to provide a relevant and fully accessible facility to meet local needs; suitable for a wide array of groups, events, community activities whilst also generating income back to the Parish Council.

- 8.6 Lawley Community Centre is currently located within the original Lawley Board School on Arleston Lane, now Lawley Primary School. However, it is understood that due to the age and configuration of this building, as well as growing demand/population, a new facility is needed. It is understood that the main hall at the current community centre is almost fully booked throughout the week (8am-10.30pm); with weekends taken-up with advance availability for weekend-use only. The existing hall also has energy efficiency and parking constraints.
- 8.7 The main hall in the new centre is much larger than the room at the current centre; the former of which measuring approx. 18.7 metres x 11.3 metres. In addition, there will also be several different sized multi-purpose rooms available to hire and adequate storage space for regular user groups.
- 8.8 The Business Case submitted lists a number of enquiries that are unable to be fulfilled at the current hall due to its size and availability. The proposed new Community Centre will be a purpose-built facility to meet the growing needs of residents. The development is also expected to employ 6 no. FTE positions.
- 8.9 The Parish has experienced significant growth over the past 20-years; primarily as a result of the Lawley Sustainable Urban Extension development for Lawley Village. Census figures from the UK Office for National Statistics show the number of residents has grown from a population of 5,591 in 2001 to 12,173 in 2021 and with further development planned / consented this figure is said to rise above 15,000.
- 8.10 Policy COM1 goes on to state that Council will support the delivery of new facilities in the following locations:
 - i. in Telford Town Centre, Market Towns, District and Local Centres, villages and sustainable urban extensions at Muxton (H1) and Priorslee (H2);
 - ii. outside the above locations in places with good accessibility by foot, cycle and public transport; and
 - iii. Under exceptional circumstances on open space if both environmental and social benefits to the local community are demonstrated
- 8.11 The Application Site is located 300 metres from the defined boundary of Lawley Local Centre and is considered to be an accessible location by foot, cycle and public transport, with a nearby bus stop along Bryce Way, as required by part (II).
- 8.12 Some of the public objections raise questions over the need for the facility given the existing community facilities/use at the primary school(s).

8.13 A Reserved Matters Approval (ref.: TWC/2014/0419) pursuant to Outline Planning Application (ref's.: W2004/0980 and TWC/2010/0828), was previously granted by Planning Committee and implemented for the construction of Lawley Village Primary Academy School on land adjacent to the application site. The application site has included within the blue line plan and identified as potential for an additional football pitch. The proposed Community Building would be sited on the land earmarked for this second pitch. The application site is currently an undeveloped parcel of green field. For planning purposes, the land does not constitute an existing playing field and as such does not trigger statutory consultation with Sport England. It is understood that the school has already expanded as was proposed but that the second pitch is not needed. The Council's Healthy Spaces Officer supports the principle of the development on this site.

8.14 The Reserved Matters for the Primary School (ref.: TWC/2014/0419), approved at Planning Committee, submitted a community use zoning plan with the application which identified space which could be used internally for community use (internally within the school) which included a hall, toilets and three separate rooms, as well as the sports pitches outside, subject to a Condition detailing the Agreement.

8.15 Condition 18 of the Reserved Matters permission states '*the designated community rooms and use of the sports pitches/MUGA for community use that are detailed in the application and plans shall be made available for general community use in addition to educational usage in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to first occupation of the school building and thereafter be made available for bone fide community use in accordance with such approved details. Any variation of the approved arrangements for community use shall be submitted to the Local Planning Authority. Reason: To ensure adequate community use of the school buildings and facilities in compliance with the original masterplan for the Sustainable Urban Extension of Lawley.*'

8.16 The Condition above has not been discharged and this planning application does not remove the existing proposal at the school and it would still be expected that the Community Use Agreement Condition attached to the Primary School be satisfied. Notwithstanding this, it is understood that there are operational challenges associated with the shared use of the school as a Community Facility, including hours of operation, safeguarding etc. and therefore some of the objectives of the new Community Centre proposed cannot be achieved in the existing school.

8.17 Furthermore, the Agreement with the use of the external sports pitches / car parking would continue to exist. It is understood the sports pitches are used by a local group 'Lawley Lightmoor.' Noting that the CUA is yet to be

discharged, shared parking arrangements with the school could still be explored through that mechanism.

- 8.18 A number of public objections raise concerns with how the facility is to be funded - this is not considered to be a material planning consideration in the decision-making process.
- 8.19 Regarding principle, a very small area of Green Network intersects this site, however it does not follow the current landscape as it was drawn before the development of this area. Therefore, the original designated features have now largely been lost and landscaping created following the development proposed may be able to be included in the Green Network in future. As such, Policy NE6 (Green Network) is satisfied as there is no loss.
- 8.20 Overall, the Local Planning Authority are satisfied that with the information submitted in that sufficient demand exists for the purpose built community use and that its location is suitably accessible. The proposal is therefore considered to be in accordance with Policy COM1 as well as Policy SP1 of the Telford and Wrekin Local Plan.

8.21 Impact on Amenity of Adjacent Properties/Uses

In terms of impact on amenity, there are existing residential properties along Bryce Way, Dimpson Crescent and North Moor Grove which will be directly impacted by the development.

- 8.22 Policy BE1 (Design) required that developments (xi) *“demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution or that new development does not prejudice or undermine existing surrounding uses.”*
- 8.23 The building measures 7.67 metres in height which is similar in scale to residential properties. Active frontages are included on the southern and western elevation (with the western facing Bryce Way). The separation distance between the residential properties along Bryce Way and the development is between 23.5 metres and 24.8 metres. This level of separation is considered acceptable to the LPA. However, the LPA have sought amendments to the glazing along the first floor of the western elevation to minimise overlooking given the extent of glazing proposed on this elevation. The lower panels on the first floor windows on this elevation are now obscured, which is now considered acceptable to reduce impact. The amended floor plans also include an internal bin store location on the ground floor.
- 8.24 The applicant has submitted a Noise Assessment for Planning Purposes (Report ref.: AEC P5513/R01/PJK, 23/06/2025, Acoustic & Engineering Consultants Limited.) The Report has identified the nearest noise sensitive receptors to the Parish Building are located to the west on Bryce Way, North Moor Grove to the south and Horseshoe Paddock to the east.

8.25 It is understood that the Parish Building will be used by a number of different users and the building could be in use between 0730 and 2200 Monday-Sunday.

8.26 The proposed uses could range from a nursery in the large hall during the day from Monday-Friday, to dance classes/clubs during the evening. In addition, the large hall would be hired out for parties which could include the playing of amplified music.

8.27 The Report assesses noise impacts for the proposed Lawley and Newdale Parish Building to ensure:

- I. internal noise levels meet recommended standards;
- II. noise from the building does not adversely affect nearby residential properties

8.28 The Report concludes that the proposed development can operate within acceptable noise limits without major structural mitigation.

8.29 Compliance relies on operational controls and management of amplified music and plant noise - these matters will be controlled by planning Condition.

8.30 Design and Layout

Policy BE1 of the adopted TWLP concerns design and provides a criteria based approach for assessment.

8.31 The proposal provides a two-storey building and is roughly rectangular in shape, spanning 20 metres by 27 metres. The development presents active elevations to Bryce Way and the car park, providing clear entrance points and interest in the street scene, whilst the northern and eastern boundaries will be bricked. The active elevations provide vertically orientated timber cladding and render with openings to break up the façade. The projecting vertical element encompasses the lift shaft and provides roof access. Photovoltaic panels are located on the roof. The development provides a perimeter area between 1.7 metre and 2.5 metres along the northern and eastern boundaries which would be expected to be gated and used for maintenance purposes.

8.32 Details of boundary treatments, hard and soft landscaping (incl. planting) and enclosures have not been provided but the LPA propose that this matter is Conditioned.

8.33 In terms of appearance it is expected that the building will be constructed in brick, cladding and render - this largely ties into the appearance of the existing primary school adjacent and is considered acceptable and the precise detail/material will be a matter of Condition.

8.34 In terms of waste, it would be expected that this development provide a public litter bin facility on site. This level of detail in terms of its siting is typically

reserved by planning condition but the LPA are satisfied that there is space on site.

8.35 Overall, the LPA considers the proposal would positively contribute to the character of the area and street scene, tying into the existing development(s) whilst externally providing legible spaces for pedestrians and vehicle users, in accordance with the principles of Policy BE1.

8.36 Highway Impacts

Policy C3 of the TWLP requires all developments to mitigate site specific highway issues whilst Policy C5 covers the design of parking.

8.37 The application is accompanied by a Transport Assessment. Vehicular access to the development is proposed off Bryce Way. Bryce Way is an unclassified 30 mph estate road and has been adopted.

8.38 The Local Highway Authority (LHA) makes no objection to the proposals subject to the recommended Condition(s) and Informative(s) being provided on any consent issued. A Financial Contribution of £5000 is being requested for Travel Plan Monitoring. This payment is expected to be paid prior to the determination of the application. However, if this is not the case then a Memorandum of Understanding would be prepared.

8.39 Overall the principle of the development, in highways terms, is deemed acceptable when benchmarked against the severe test within the National Planning Policy Framework (NPPF). Traffic generations associated with a modest community facility, such as this, would generally be low in the context of the local environment and the established traffic movements and patterns in the area. It is also noted that the parking provision provided is in general accordance with the locally adopted standards and the site is in a highly sustainable location, therefore mitigating car reliance for access. Notwithstanding this however, the site is located under 500 metres from the large publically accessible car parking in Lawley Centre, which does offer a short stay provision if necessary.

8.40 The site access onto Bryce way, in principle is acceptable, but will require further detail for approval, in terms of securing its exact geometry but this can be secured accordingly through the discharge of a detailed planning condition and associated highways agreement prior to any construction.

8.41 It is understood that there may potentially be an arrangement with the adjacent school to further accommodate parking need if required outside of school periods. This is provided for the awareness of the Councillors and it not would a material or necessary consideration at this time.

8.42 Drainage

The application is accompanied by a drainage technical note and the relevant SUDS Proforma.

- 8.43 The application site falls within Flood Zone 1 and only a small portion of the site (north-east) corner is located within a low risk of surface water flooding.
- 8.44 The proposed development is expected to increase the impermeable area of the current site, for which is largely greenfield, by 0.17ha (1691.12m²). This figure accounts for new impermeable areas to be created within the red line boundary, as existing areas of hardstanding already exist within this boundary, comprising areas of the Bryce Way carriageway and the adjacent footpath, for which drainage is already provided.
- 8.45 The note discusses the use of permeable paving and rainwater interceptors to treat surface and roof run off. The note confirms that surface water network proposed for the proposed development would provide adequate treatment and attenuation for the surface water generated, discharging to the existing surface water manhole within Bryce Way at 2.0l/s, a rate discussed with Severn Trent Water by which capacity is expected to be sufficient as a result.
- 8.46 An additional foul water network connection is also proposed to serve the development.
- 8.47 The Lead Local Flood Authority is supportive, subject to pre-commencement conditions on the drainage design detail. As such, the LPA are satisfied that the proposal meets Policies ER11 and ER12 of the TWLP.

8.48 Land Stability

The application site is located within a High Risk Coal Mining Area. The Coal Authority have been consulted on the planning application.

- 8.49 The Coal Authority notes the submitted Ground Conditions Report (dated November 2025) from H+E Ltd; the content of which confirms the results of investigations undertaken on the site. In terms of the results, the Report confirms that the only coal seam encountered was thin and intact, with no evidence of any shallow workings.
- 8.50 On account of the above, the Coal Authority is satisfied that the issue of the potential for coal mining legacy to affect the proposed development has been adequately investigated and no conditions are recommended.

8.51 Ecology and Trees

The application is accompanied by a Preliminary Ecological Appraisal, Great Crested Newt Assessment and Report, a Biodiversity Net Gain Baseline Report and the Statutory Biodiversity Metric.

- 8.52 Habitats present on this site are of a lower ecological value for use by wildlife. Two waterbodies were identified nearby through the Preliminary Ecological Appraisal, both sustainable drainage features associated with nearby

residential development. At the time of assessment, both features were dry and therefore unable to be properly assessed for potential to support Great Crested Newts. Given the habitat present on site and limited dispersal potential from the nearby landscape it is deemed that a precautionary approach to development will be suitable, as is recommended in the submitted ecological reports.

- 8.53 Current habitats present on this site are of a lower ecological value, largely comprised of grassland with an area of existing pavement and two young trees. The baseline biodiversity value of the site has been calculated at 1.24 habitat units, no hedgerows or watercourses are present on site.
- 8.54 Current plans indicate an overall loss of 1.21 habitat units, or 97.66% following development. This is largely due to the scale of the proposed development in context of the small site area. Habitats to be delivered are modified grassland areas, however it is indicated that landscaping proposals are not final, with potential for the two trees to be translocated within the new verge.
- 8.55 A Biodiversity Gain Plan (as well as landscaping proposal) submitted pre-commencement will establish how an overall 10% biodiversity uplift will be delivered through the development.
- 8.56 The proposal is considered to be acceptable when assessed against Policy NE1 (Biodiversity and Geodiversity) and NE2 (Trees, Woodlands and Hedgerow's), subject to planning conditions.

9.0 CONCLUSION

- 9.1 Overall, the Local Planning Authority are satisfied that with the information submitted in that sufficient demand exists for the purpose built community use and that its location is suitably accessible. The proposal is therefore considered to in accordance with Policy COM1 as well as Policy SP1 and SP4 of the Telford and Wrekin Local Plan.
- 9.2 The design of the proposal ties in well with the existing development as part of the Lawley SUE and its scale, form and siting is not considered to be overbearing or out of keeping with the character of the area.
- 9.3 Whilst it is acknowledged that there are existing properties that will be impacted by the development, the LPA are satisfied that due to the separation distances, height of the proposed development and glazing specifications proposed that there is no adverse impact in terms of overlooking and loss of privacy. Matters of noise and odour are considered acceptable to the Council's Environmental Health Officer, subject to planning conditions on matters of control / operation.

- 9.4 The Council's Highway, Drainage and Ecology teams are supportive of the proposal, subject to planning conditions as listed.
- 9.5 As such it is deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF and recommended for approval.

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

Condition(s):

Time Limit Full
Site Environmental Management Plan
Dust Management Plan
Foul and Surface Water Drainage
Access Construction Detail
Visibility Splays
Car Parking
Cycle Parking
Travel Plan
EV Charging
Details of Materials
Details of Boundary Treatment and Bins
Installation of Artificial Wildlife Features
Lighting Plan
Size of Café
Hours of Operation
Outdoor Events
Glazing Specification
Compliance with Acoustic Report
Noise Condition: Restrict the Use of Sound/Amplifying Equipment
Odour Control System
Development in Accordance with Plans

Informative(s):

Minor Access
Coal Authority – High Risk Area
BNG - Required

Lifespan of Ecological Reports
Badgers
Great Crested Newts
Nesting Birds
Trenches and Pipework
Fire Authority
Conditions
Reason for Grant
Approval Following Amendments – NPPF