

TWC/2026/0119

23 Bridge Road, Wellington, Telford, Shropshire, TF1 1ED

Subdivision of existing unit to 2no. retail units (Use Class E) and 1no. hot food takeaway (Use Class Sui Generis) following the erection of a single storey side extension, first floor extension and associated external alterations ****AMENDED PLANS AND RED LINE BOUNDARY RECEIVED**** ****AMENDED DESCRIPTION****

APPLICANT

Khuram Javed

RECEIVED

14/05/2026

PARISH

Wellington

WARD

Haygate and Park

THIS APPLICATION IS BEING HEARD AT PLANNING COMMITTEE AS THE PROPOSAL HAS BEEN CALLED IN BY WELLINGTON TOWN COUNCIL

On-line Planning File:

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2026/0119>

1. 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. SITE AND SURROUNDINGS

- 2.1 The application site relates to 23 Bridge Road, Wellington. The site is situated within the Built up Area of Telford and although the site is located within the Market Town of Wellington, it falls outside of the Primary Shopping Area.
- 2.2 The application site is located outside, but in close proximity to, the Wellington Conservation Area, with the Conservation Area boundary being approximately 50m East of the application site. The neighbouring site, The Pheasant Inn, is identified as a Building of Local Interest and is therefore recognised as a non-designated heritage asset.
- 2.3 The site to which the proposal relates comprises a single storey unit. Directly adjoining this, to the South East, is a two storey element which is understood to be owned by the Applicant; this does not however form part of the site under consideration.

3. PROPOSAL

- 3.1 This application seeks full planning permission for the subdivision of existing unit to 2no. retail units (Use Class E) and 1no. hot food takeaway (Use Class

Sui Generis) following the erection of a single storey side extension, first floor extension and associated external alterations.

- 3.2 During the course of this application, amendments have been made to the scale and design of the proposed works, particularly the first floor extension proposed.
- 3.3 Alongside the duly completed Application Form, the Applicant has submitted a Location Plan, Existing and Proposed Site Plans, Existing and Proposed Elevations and Floor Plans, a Flood Risk Assessment, Highway Technical Note, Planning Statement and Noise Impact Assessment.

4. RELEVANT PLANNING HISTORY

None.

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Practice Guidance (NPPG)
National Planning Policy Framework (NPPF)
- 5.2 Telford and Wrekin Local Plan (TWLP) 2011-2031:

SP1: Telford

SP4: Presumption in Favour of Sustainable Development

EC2: Employment in the Urban Area

EC6: Market Towns and District Centres

EC9: Evening and night time economy

EC10: Shopfront and advertisement design

NE1: Biodiversity and Geodiversity

C3: Implications of Development on Highways

C5: Design of Parking

BE1: Design Criteria

BE5: Conservation Area

BE6: Building of Local Interest

ER9: Waste planning for commercial, industrial and retail developments

ER11: Sewage systems and water quality

ER12: Flood risk management

- 5.3 Other Documents

Homes for All SPD

Climate Change Guidance for Development SPD

Shopfront SPD (reference due to proximity to CA)

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

5.4 Telford & Wrekin Local Plan 2021-2041:

The emerging Local Plan is at an advanced stage, having undergone examination. Following the last hearing session on 19 March, the Council, as directed by the Inspectors, has been preparing a schedule of main modifications which are necessary to make the Plan sound. The Council commenced a 6-week consultation on this schedule, starting the 8th June 2026.

In accordance with Paragraph 49 of the NPPF, the Policies are afforded significant weight where no main modifications are proposed (given the advanced stage of preparation, the limited scope of unresolved objections, and the Inspector's findings on soundness subject to modification). Where main modifications are proposed, the weight will be slightly reduced and subject to planning judgement.

S2: Nature Conservation

S5: Mitigating and adapting to climate change

CC2: Renewable energy in developments

CC4: Water re-use, conservation efficiency and quality

CC5: Flood risk management and sustainable drainage systems

CC6: Managing air quality

NE1: Biodiversity and geodiversity

NE3: Biodiversity Net Gain

EC2: Economic development in the urban area

EC7: Market towns and district centres

EC10: Evening and night time economy

EC11: Shopfront and advertisement design

DD1: Design Criteria

DD4: Commercial and industrial design

DD6: Waste planning for commercial, industrial and retail developments

ST3: Impact of Development on Highways

ST5: Electric Vehicle (EV) Infrastructure and Parking Design

HE1: Heritage assets

HE4: Conservation areas

HE5: Buildings of local interest

6. NEIGHBOUR REPRESENTATIONS

- 6.1 The application has been publicised through direct notification to neighbouring properties, local members and Wellington Town Council. Following receipt of

additional information, including an amended red line boundary, a re-consultation was undertaken.

6.2 The Local Planning Authority (LPA) received 38 objections to proposed scheme. The following summarised issues were raised in objection to the proposal:

- Likely increase in air pollution, waste, littering, noise and anti-social behaviour associated with the fast food takeaway.
- Noise associated with deliveries.
- Issues with existing Pepe's unit in Wellington, in relation to odour. Complaints submitted to the Council.
- Already 11 Barber Shops within Wellington. No demonstrable need for another similar business.
- Concerns with proposed side extension, due to impact on parking and traffic flow.
- Site is also used by the Gym and Your Move Estate Agents, meaning parking demand is high. Any re-development should provide additional parking spaces.
- Existing single entry and exit access arrangement already creates congestion.
- Impact on the neighbouring amenity, specifically The Pheasant Inn beer garden, due to extraction and ventilation equipment being in close proximity.
- Concern with evening opening hours.
- Impact on the character of the area.
- Concern with multiple takeaway premises in close proximity.
- Robust conditions are deemed necessary.
- Inadequate parking for customers and delivery drivers.
- Overdevelopment of the site.
- Two smaller units would be within E Use Class and could subsequently change between various Class E Uses without further permission.
- Impact on the nearby Conservation Area.
- Concerns regarding existing drainage system and how this will cope with additional usage, especially from takeaway. Fats, Oils and Grease Management Plan should be submitted for assessment.
- No opening hours have been detailed. Any later than 10pm would not be suitable in this location.
- Concern as no Odour Assessment or Air Quality Assessment has been submitted.
- Planning Statement states that deliveries will be scheduled outside peak hours "as far as practicable". Wording is considered too vague. Delivery times should be controlled via condition.
- Unit 2 is described as being for a range of uses and there are material differences.

- Servicing layout is not appropriately sized.
- Concerns regarding the welfare of the existing Gym adjoining the application site.
- Insufficient parking for all existing uses on site.
- No detail submitted regarding deliveries and delivery drivers to be using the takeaway.
- Litter management plan should be requested.
- Without control, a second food business could open next door, as a café has been mentioned.
- Concerns with contents of Noise Impact Assessment submitted.
- Lack of detail provided in relation to construction works.
- Potential presence of bats within the existing building.
- Concern regarding design and proximity to Conservation Area.

7. STATUTORY REPRESENTATIONS

7.1 Wellington Town Council: Initial Response – No Comment

Secondary Response – Object:

- Concern raised over the air quality, odour and disposal of waste/oils potentially into sewage system.
- Any conditions would need to be upheld.
- Wellington is already awash with takeaway venues.
- Queries around the delivery corridor and large delivery vehicles in that area.
- Bin is also to be sited directly against the wall separating from The Plough Inn, which could cause issues.
- No opening hours stated.

7.2 Local Highways Authority: Support Subject to Conditions:

- The existing parking provision on site accommodates a total of 14no. spaces. The proposed development is estimated to require 15no. spaces, resulting in a shortfall of approximately 1no. space. This being said, given the site's location within a sustainable town centre setting, this limited shortfall is not considered to be significant.
- The proposals include the use of the largest of the three units as a hot food takeaway. An operator has been identified as Pepe's, which would be relocating from its current premises at 2 Bridge Road, Wellington, approximately 200 metres to the North West of the application site. Consequently, it is anticipated that associated traffic movements would largely be re-distributed within the network, rather than representing a net increase.

- The peak operating period for a takeaway use (typically between 18:00 and 21:00) is unlikely to coincide with peak demand from the neighbouring units, which are proposed to comprise a Barbers (Unit 2) and a meat retail unit (Unit 3). This staggered pattern of activity is expected to reduce the potential for cumulative parking demand to exceed available capacity.
- The site is located within a central area and benefits from access to a range of public car parking facilities within convenient walking distance, which can help accommodate any limited overspill demand.
- It is noted that some loading and unloading has previously taken place from the adjacent highway. The proposed reconfiguration includes provision of a dedicated delivery area to the side of the building, which will also accommodate bin storage and help maintain a clear frontage.
- Sufficient space is indicated within the site for delivery vehicles to load, unload and turn, allowing vehicles to enter and exit in a forward gear. Where practicable, deliveries can be scheduled outside peak periods to minimise any potential disruption to the operation of the car park and the surrounding highway network.
- Given that the proposals would not result in an overall increase in commercial floorspace, and that the use would fall within Class E (allowing flexibility in future operators), it is considered that the development is unlikely to have a detrimental impact on the safety or capacity of the adjacent highway network. On this basis, there is no objection in principle, subject to conditions.

7.3 Drainage: Initial Response – No Objection:

- No objection to the proposed development in line with submitted information. To note however, there is existing flood risk history associated with the property which has not been picked up by the submitted FRA. However the scale of the changes of use are not considered proportionate to require mitigation through this planning permission.

Secondary Response – No Comment.

7.4 Environmental Protection: Support Subject to Conditions:

- Environmental Protection have reviewed the submitted Noise Impact Assessment (NALPRO221225.01) carried out by Noise Assessments Ltd and Planning Statement prepared by Berrys, in support of the proposed subdivision of the existing unit to provide two retail units (Use Class E) and one hot food takeaway.

- It is noted that the current application has been amended from the scheme discussed at pre-application stage and no longer includes the proposed residential flats above the commercial units. The proposal now relates solely to commercial accommodation at ground floor level.
- As such, the concerns previously identified regarding the amenity of future residents directly above the proposed takeaway have been significantly reduced. However, the submitted Noise Impact Assessment identifies existing noise-sensitive receptors near the site. The site is located within a mixed-use commercial and residential area and is adjacent to an existing public house.
- Whilst no residential accommodation is now proposed as part of the development, there remains potential for noise, odour, fumes and general disturbance arising from the operation of the takeaway, extraction and ventilation equipment, customer activity, deliveries and servicing operations to adversely affect nearby residential occupiers. Appropriate mitigation and control measures are therefore required to safeguard residential amenity.
- The Noise Impact Assessment identifies that, prior to mitigation, the proposed extraction system would give rise to a BS4142 rating level 15dB above the measured background sound level, representing a potentially significant adverse impact. The report concludes that attenuation measures, including silencers, acoustic insulation and anti-vibration mountings, are required to reduce the impact to an acceptable level.
- Environmental Protection note that the assessment adopts a background sound level of 42dB LA90 measured between 20:00 and 20:15 hours. The application does not specify the proposed hours of operation. Should the takeaway operate beyond 20:00 hours, particularly until 23:00 hours or later, background noise levels may reduce further as surrounding commercial activity and traffic movements diminish.
- It is therefore unclear whether the assessment represents the lowest likely background noise conditions during the full operational period of the development.
- The Planning Statement also states that one of the remaining commercial units could potentially be occupied by a café in the future. Whilst the submitted assessment considers only the proposed takeaway extraction system, a café or similar food-based use may require additional extraction, ventilation and associated plant equipment. The cumulative impacts arising from multiple extraction systems operating simultaneously have not been assessed as part of the current submission.
- Environmental Protection therefore considers that any future food preparation use within the remaining commercial units should be

subject to separate approval of extraction, ventilation and odour control measures. Such details should be designed in accordance with the principles contained within the EMAQ Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems and should include an assessment of cumulative noise and odour impacts arising from all extraction and ventilation systems operating on the site. This is particularly important given that the submitted assessment considers only the proposed takeaway extraction system and does not assess the cumulative impact of multiple extraction systems operating simultaneously.

- Whilst no odour assessment has been submitted, the removal of the proposed residential accommodation above the commercial units has reduced concerns regarding impacts on future occupants of the development. However, existing residential receptors remain in close proximity to the site within this mixed-use commercial and residential area. Suitable extraction, filtration and odour abatement measures therefore remain necessary to minimise noise, odour, fumes and emissions and to protect the amenity of nearby residential occupiers and neighbouring premises.
- Subject to conditions, Environmental Protection raises no objection to the proposal.

7.5 Shropshire Fire Service: **Comment: Fire Safety Informative.**

8. APPRAISAL

8.1 The Development Plan for the application site consists of the Telford & Wrekin Local Plan (2011-2031). The emerging Telford & Wrekin Local Plan (2021-2041) is also now at an advanced stage and the Policies are afforded significant weight where main modifications are not proposed. The National Planning Policy Framework (NPPF) whilst not forming part of the 'Development Plan' is a material consideration.

8.2 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
- Scale and Design
- Impact on Amenity of Adjacent Properties/Uses
- Highway Impacts
- Other Matters

8.3 Principle of Development

- 8.4 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications 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. Furthermore, as outlined within this report, greater weight can also now be given to the emerging Telford & Wrekin Local Plan (TWLPR).
- 8.5 The application site is located within the Built up Area of Telford, where the principle of development is generally supported by Policy SP1 of the TWLP. Such support is subject to the proposal being of an appropriate scale and design, safeguarding neighbouring amenity and satisfactorily addressing any technical constraints and comments raised by statutory consultees. These material considerations have been considered in detail during the assessment carried out and discussed within the relevant sections of this report.
- 8.6 The application site is situated within the Market Town of Wellington, but lies outside of the designated Primary Shopping Area. Policy EC6 of the TWLP states that outside of the Primary Shopping Area, a change of use of existing non-retail premises to retail uses will be encouraged. In addition, a number of ground floor uses will be supported, subject to their size, design and overall impact on the quality of the centre; furthermore, where they do not harm the retail character of the Market Town and have no significant adverse impact on surrounding amenity.
- 8.7 In addition, consideration has been given to Policy EC7 of the emerging TWLPR, which states that outside of the Primary Shopping Area a change of use to Class E uses is supported. In addition, Policy EC7 also supports a number of ground floor level uses, subject to their size, design and overall impact on the vitality of the centre.
- 8.8 This proposal is for the sub-division of the existing unit to create 2no. retail units (Use Class E) and 1no. hot food takeaway (Use Class Sui Generis). As outlined above, Use Class E can generally be supported outside of the Primary Shopping Area and the principle of these 2no. retail units is therefore considered acceptable, complying with Policy EC6 of the TWLP and Policy EC7 of the TWLPR.
- 8.9 Whilst hot food takeaways are not specifically listed within Policy EC6 of the TWLP, the supporting text at Para 4.2.3.2 references hot food takeaways, stating that poorly placed non-retail uses and an over proliferation of similar uses such as hot food takeaways, can negatively impact on the local amenity and activity within a centre. Para 8.48 of the emerging TWLPR also references hot food takeaways, stating that the over proliferation of similar uses can negatively impact on health and wellbeing. Para 8.49 of the emerging TWLP clarifies that generally, more than 3 adjacent non E Class Uses will be considered an over proliferation.

- 8.10 In assessing the proposed hot food takeaway, careful consideration has been given to the existing composition of uses within the immediate vicinity. The takeaway unit would be positioned between one of the proposed retail units (Use Class E) and the adjoining estate agent (Use Class E), ensuring that it would not result in an over proliferation of similar, non-Class E, uses nor undermine the retail function or vitality of Wellington Town Centre.
- 8.11 Officers have also given regard to the concerns raised during the course of this application, given that there are already a number of takeaways and Barber shops within Wellington. Whilst this has been noted, the Policy wording contained within the TWLP and the TWLPR does include suitable controls in order to ensure that there is not an over proliferation of similar, non-retail uses. As outlined above, an over proliferation would not occur in this case and Officers are satisfied that whilst there are a number of similar uses within Wellington, the uses proposed are appropriate in this location.
- 8.12 Accordingly, having regard to the location of the application site, the nature of the proposed uses, and the absence of an over proliferation of non-retail uses, Officers are satisfied that the principle of the proposed scheme is acceptable. The proposal is therefore compliant with Policies SP1, SP4 and EC6 of the TWLP, as well as Policy EC7 of the TWLPR.
- 8.13 **Scale and Design**
- 8.14 Policy BE1 of the TWLP outlines that the Council will support development which, respects and responds positively to its context and enhances the quality of the local built and natural environment.
- 8.15 Whilst the application site is not situated within the Wellington Conservation Area and is not identified as a designated or non-designated heritage asset in its own right, it is situated approximately 50m West of the Conservation Area boundary. Furthermore, the neighbouring site, The Plough Inn, is recognised as a Building of Local Interest and is therefore of heritage value. As such, careful consideration has been given to Policies BE5 and BE6 of the TWLP and Policies HE1, HE4 and HE5 of the TWLPR.
- 8.16 Officers have firstly considered the scale and intensity of the scheme in terms of the use proposed. Whilst the scheme proposes the subdivision of the existing building to create 3no. units, Officers are satisfied that the site is large enough to accommodate the proposed use, without leading to an overdevelopment and an unacceptable intensification of the use of the application site. During the course of this application, Amended Floor Plans were submitted, demonstrating that each unit would benefit from suitable on site provision for storage and staff welfare facilities; this includes a delivery area within the building, which each of the 3no. units can access internally. These amendments have provided assurance that the units would function effectively, without compromising the operation of the site as a whole.

- 8.17 Officers have also considered the scale of the proposed external works during the course of this application. As outlined at the start of this report, the proposal includes the erection of a single storey side extension, first floor extension and associated alterations to the building's external appearance. In terms of scale and footprint, both extensions are considered proportionate additions that relate appropriately to the existing building and wider site. Officers consider that the extensions represent relatively modest forms of development that do not materially alter the established character of the site. Whilst the single storey extension has not been set down from the existing single storey ridge line, its overall scale, massing and relationship to the host building are considered acceptable in this context.
- 8.18 With specific regard to the proposed first floor extension, this has been considered at length by Officers and amendments have been made during the course of this application. Whilst the proposed first floor extension would be set down from the existing first floor flat roof, this is considered acceptable on balance by Officers, resulting in an addition which is read as a later addition, rather than an incongruous form of development. Officers do also acknowledge that the extension would be visible from the wider surrounding area, especially on the approach to the application site from the North West, given its first floor position. However, on balance, it is not considered to result in significantly detrimental harm to the character and appearance of the application site or wider surrounding area. This is by virtue of the overall scale, form, positioning and design proposed, resulting in a subordinate addition on the application site. The materials proposed are also now considered appropriate, complementing those used on the existing building.
- 8.19 As outlined above, consideration has also been given to the impact that the proposed scheme would have on the character and appearance of the nearby Wellington Conservation Area and the neighbouring Local Interest Building. In this instance, Officers are satisfied that the proposed works would result in an enhancement of the application site, through the use of improved materials, the rationalisation and enhancement of the existing shop fronts, and revisions to the siting, scale and positioning of the proposed advertisements (noting that separate Advertisement Consent will also be required). Given the separation distance from the Conservation Area, the limited visibility of the proposed works in key heritage views and the overall quality of the revised design, Officers are satisfied that the proposal would preserve the significance and setting of nearby heritage assets and would not result in significantly detrimental harm. This conclusion is supported by the Council's Built Heritage Specialist, who has reviewed the proposals and raised no objection to the development.
- 8.20 To further control the proposal, Officers consider it reasonable and necessary to impose suitably worded Conditions on the Decision Notice, requesting samples of materials proposed, details of windows and doors, additional

landscaping and details of the proposed bin and cycle store. A number of concerns raised during the formal consultation period have also noted the absence of a Litter Management Plan, however, Officers are content that this can also be reasonably conditioned. These conditions will therefore ensure that the finer details of the proposal can be appropriately assessed and controlled.

- 8.21 As such, Officers are satisfied that the proposed scheme will respect and respond positively to the context of the application site and its surrounding area, whilst remaining in keeping with the character and appearance of the site and its surrounding area, including the setting of nearby heritage assets. The proposal is therefore compliant with Policies BE1, BE5 and BE6 of the TWLP and Policies DD1, DD4, HE1, HE4 and HE5 of the TWLPR.

8.22 Impact on Amenity of Adjacent Properties/Uses

- 8.23 Policy BE1 of the Telford & Wrekin Local Plan states that the Council will support development which 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. This is echoed within Policy DD1 of the emerging Telford & Wrekin Local Plan.
- 8.24 Policy EC9 supports evening and night-time uses within designated centres, provided they do not adversely affect the character and function of the area, residential amenity, public safety, crime and anti-social behaviour levels, transport and access arrangements, or the overall vitality and viability of the centre. This is replicated in Policy EC10 of the TWLPR.
- 8.25 In terms of the proposed external alterations, Officers are satisfied that the works would not result in loss of light, privacy or an overbearing impact, upon the amenity of neighbouring sites. This is by virtue of the positioning and overall scale of the proposed external alterations.
- 8.26 This being said, during the consultation period undertaken, a number of objections have been received from neighbouring sites, as well as from Wellington Town Council, raising concern in terms of noise and odour; this is especially the case given the proximity of the proposed extraction equipment to the neighbouring site.
- 8.27 As part of the assessment undertaken, Officers have received formal comments from the Council's Environmental Protection team, with regard being given to both noise and odour. Within the comments received, Environmental Protection have made reference to the Noise Impact Assessment submitted, which concludes that attenuation measures, including silencers, acoustic insulation and anti-vibration mountings, are required to reduce the impact of the proposed extraction system, in terms of noise, to an acceptable level.

8.28 Reference has also been made to the fact that the assessment adopts a background sound level measured between 20:00 and 20:15 hours. Despite this, the Applicant has now confirmed that the proposed takeaway use is to operate until 23:00. Whilst the opening hours proposed are considered appropriate by Officers, given the central location of the application site, this does mean that the assessment does not represent the lowest likely background noise conditions during the full operational period of the development. In regard to this, Environmental Protection are satisfied that suitably worded conditions can be included on this Decision Notice, allowing for an updated Noise Impact Assessment to be produced; the development proposed can also be suitably controlled through appropriate mitigation measures, ensuring that there is no significantly detrimental harm by way of noise. A further condition has also been requested and will be incorporated on the decision notice, requiring the submission of a post-installation noise assessment; this would need to demonstrate compliance with the noise limits approved and confirm that the installed mitigation measures are operating effectively. Officers would obtain further comments from Environmental Protection following the submission of these reports, to ensure that they remain satisfied with the proposed scheme.

8.29 Further consideration has then been given to the impact of odour. Whilst it is noted that a full Odour Impact Assessment has not been submitted with this application, this was not deemed necessary by Officers, or Environmental Protection. This being said, Environmental Protection have outlined the need for a suitably worded condition being included on the Decision Notice, requesting further detail of suitable extraction, filtration and odour abatement measures. This will require a further assessment being undertaken, to ensure that the proposed works protect the amenity of nearby sites and the approved scheme will need to be installed prior to the first use of the site.

8.30 As a result of the above, Officers are satisfied that the proposal can be suitably controlled by way of appropriately worded conditions and given that the Council's Environmental Protection team have supported the scheme, subject to conditions, there are no technical reasons to warrant the refusal of this application. Further consideration shall be given to noise and odour and Officers are content that the proposed scheme will not lead to significantly detrimental harm upon the amenity of neighbouring sites and uses. As such, the proposal is compliant with Policies BE1 and EC9 of the TWLP and Policies DD1 and EC10 of the TWLPR.

8.31 Highway Impacts

8.32 During the course of this application, a number of concerns have been raised in terms of the level of onsite parking available and the impact this proposal would have on the surrounding highway network. The concerns raised have been duly noted and considered at length.

- 8.33 As part of this submission, a Highways Technical Note has been produced to support and further justify the proposed scheme. Formal comments have also been received from the Local Highways Authority.
- 8.34 As outlined by the Local Highways Authority, the proposed use would require a total of 15no. parking spaces and as there are 14no. parking spaces available on site, this would lead to a slight shortfall in parking provision available. Despite this, the application site is considered to be a highly sustainable location, within the centre of Wellington, benefitting from a range of public car parking facilities which are within walking distance of the application site. In addition to this, consideration has been given to the fact that one of the units will provide a hot food takeaway and the peak opening period for this use is not likely to coincide with the peak opening period for the other two, proposed units, resulting in there being a staggered pattern of activity on the application site.
- 8.35 Consideration has also been given to delivery vehicles and a tracking exercise has been included within the Highway Technical Note submitted. This effectively demonstrates that there is sufficient space within the application site for delivery vehicles to safely access and egress the site in a forward gear; this also demonstrates that there is sufficient space for loading and unloading of delivery vehicles. To further control deliveries to and from the application site, Officers consider it reasonable to condition the submission of a Delivery Management Plan. This would need to highlight proposed delivery times for each of the units and effectively demonstrate how this will be managed. This will then need to be adhered to.
- 8.36 When all of the above has been taken into account, the Local Highways Authority have raised no objection to the proposed scheme and are satisfied that the proposal would not lead to significantly detrimental highway safety concerns. As such, there are no technical highways reasons to warrant the refusal of this application and the proposal is deemed to be compliant with Policies C3 and C5 of the TWLP and Policies ST3 and ST5 of the TWLPR.
- 8.37 **Other Matters**
- 8.38 Whilst the majority of concerns raised during the formal consultation period have been effectively addressed within the above assessment, Officers can provide the following, additional comments.
- 8.39 Firstly, a number of concerns have been raised regarding the existing drainage systems on and surrounding the application site and the impact the proposed works would have; particularly in terms of the fats, oils and grease produced by the takeaway use. As part of the consultation exercise, the Council's Drainage department have been formally consulted and have raised no objection to the works. Alongside this, Officers are satisfied that further consideration would be given to the impact of the proposed use by

Environmental Health and Building Control, and therefore, these specific matters will be controlled outside of this planning application.

- 8.40 Comments raised regarding anti-social behaviour have also been noted. However, as outlined throughout the course of this report, Officers do not consider that the proposed scheme would lead to an over proliferation of similar uses. As a result of this, and given the operating hours proposed for the takeaway use, which would close daily at 23:00, Officers do not consider that significant impacts would occur.
- 8.41 Other concerns raised relate to the fact that the two smaller, proposed units would fall within Use Class E and there is therefore the possibility of the end user changing (given that a number of operations are covered within the E Use Class). Whilst this has been noted and there is the possibility that the end user could change, and the units could move within the E Use Class, any external flues would require planning permission in their own right. Further control would there need to be given to external alterations and a further assessment would be required. This would also then look at the cumulative impact of any additional flues / extraction systems proposed, with further comments being obtained from Environmental Health.
- 8.42 One of the objections received has also commented on the lack of detail submitted with this application, relating to construction works. Whilst this has been noted, Officers are satisfied that this can be suitably controlled through the inclusion of a pre-commencement condition, requesting a Construction Environmental Management Plan, proportionate to the scale of the proposed works.
- 8.43 Finally, a comment has been raised regarding the potential presence of bats within the existing building. Whilst this has been noted, Officers do not consider that the age and nature of the existing building warranted the submission of a Bat Survey or Preliminary Ecological Appraisal. The presence of bats is considered unlikely in this instance.

9. CONCLUSION

- 9.1 Having regard to the Development Plan and all material considerations, the proposed subdivision of the existing unit to provide two retail units (Use Class E) and one hot food takeaway (Sui Generis), together with associated extensions and alterations, is considered acceptable. The proposal would not result in an over-proliferation of non-Class E uses, and would maintain the vitality and character of Wellington Town Centre. The scheme is therefore acceptable in principle. The scale, design and appearance of the proposed works are also considered appropriate, enhancing the character of the application site, whilst preserving the setting, character and appearance of the surrounding area, including the setting of nearby heritage assets. Subject to suitably worded planning conditions, the proposal would also not result in

significantly detrimental harm to neighbouring amenity in terms of noise, odour or disturbance, and no highway safety concerns have been identified by the Local Highways Authority. Overall, the proposal represents a sustainable form of development that complies with the relevant policies of the adopted Telford & Wrekin Local Plan 2011-2031, the emerging Telford & Wrekin Local Plan 2021-2041 and national guidance contained within the NPPF.

10. 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)) subject to the following:

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

Condition(s):

Time Limit Full
Samples of materials
Details of Windows and Doors
Noise Mitigation
Extraction, Ventilation and Odour Control
Future Food Preparation Uses Within the Remaining Commercial Units
Plant Noise Limits
Validation Testing
Landscaping Details
Litter Management Plan
Delivery Management Plan
Details of Proposed Bin Store
Details of Proposed Cycle Store
Hours of Operation, Deliveries and Servicing
Parking, Loading, Unloading and Turning Area
Development in Accordance with Plans

Informative(s):

Coal Authority – Low Risk Standing Advice
Fire Authority
Highways access
Biodiversity Net Gain – Not Required
Conditions
Reason for Grant