

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2020/0446
Site address	Site of Haughmond Court & Apley Court, Dothill, Telford, Shropshire
Proposal	Demolition of Apley Court and erection of Extra Care Facility containing 81 no. one and two bedroom self-contained apartments (Use Class C2) and associated communal / public facilities, with associated access and landscape works
Recommendation	Full Grant

1.0 ADDITIONAL REPRESENTATIONS RECEIVED

- 1.1 One additional neighbour representation has been received together with direct representation to members of Planning Committee from the same party; and representation from TWC Affordable Housing. The comments are available in full on the Council's Online Planning page available <https://secure.telford.gov.uk/planning/pa-applicationresponses-public.aspx?ApplicationNumber=TWC/2020/0446>. In respect of the material planning considerations, Officers make the following comments:

Trees

- 1.2 The primary objection is understood to relate to the loss of trees, principally T21 a TPO'd flowering Cherry with a suggestion that a section of the building could be repositioning allowing its retention.
- 1.3 The original report to Members guided that:

"The proposed site plan indicates the removal of seven trees due to proximity of the new building...T16 is a dead tree...T17 & T18 are Ash trees that are showing signs of Chalara 'Ash die back'...it unlikely they would survive the next 5 years.

TWLP Policy NE2 states that proposals involving felling or removal of trees and hedgerows will normally be resisted unless acceptable mitigation measures can be secured.

To mitigate the loss of the seven TPO'd trees the applicant has proposed to plant 17 new trees within the scheme. These have been specified as extra heavy standards measuring 14 -16 cm's girth. However, to make an instant impact upon the street scene it has been agreed that the applicant will increase the size of the tree plantings to semi mature trees measuring 20 – 25 cm girth.

- 1.4 Since the additional neighbour representation, the applicant has added a further 5 trees, including 2 flowering cherries to the terrace fronting Severn

Drive. These have been sited in order to replicate T15 and T21 and will therefore offer similar colour and overall aesthetic. The planting of 15 new trees (net) will increase carbon absorption and oxygen production. Consideration has been given to the suggested repositioning of a section of the building however this would involve this being constructed immediately in front of the balconies and windows of 8 apartments removing their natural light and amenity. This would threaten the viability of the 100% affordable scheme and the only alternative would be to go up a further floor.

Telford & Wrekin Council's Declaration of a Climate Emergency

- 1.5 The representation challenges the sustainability of demolishing the building as opposed to refurbishing. It is accepted that the demolition and rebuild is a more energy intensive exercise in the first instance. However over the lifetime of the building the replacement will be far more efficient with a 'fabric first' approach employed maximising energy efficiency, solar gains and shading minimising carbon emissions.

Loss of privacy

- 1.6 The LPA reiterates that sufficient separation distances are in place between the building and properties off Severn Drive with mitigation proposed regarding the garden and balconies serving the apartments, with additional coverage around impact on amenity and the loss of trees contained in the original report.

2.0 AFFORDABLE HOUSING

- 2.1 Comments have been received from the Council's Affordable Housing Officer noting that Extra Care is a successful model of living which enables older people and others with a housing and care need to live independently. There is a continued requirement for additional provision and specifically to address a shortfall in the north of the Borough. Wrekin Housing Trust operates two successful extra care schemes and priority will be given local residents or those with a strong local connection.
- 2.2 The neighbour representation raises concerns about the suitability of the building for the accommodation of older people. However the provision of a building with older persons above two storeys is commonplace, with the Trust confirming that all relevant fire safety requirements will be met. The Trust employ their own Fire Engineer who develops the Fire Management Plans and Operating Policies in conjunction with the local Fire Authority.

3.0 OTHER MATTERS

- 3.1 The representation also raises issues in respect of drainage, highways and consideration of alternatives sites.
- 3.2 TWC Drainage have considered the Flood Risk Assessment and Outline Drainage Strategy accompanying the application, whilst an alternative form of attenuation is sought through condition, no objection is raised.
- 3.3 The Local Highway Authority have reviewed the Transport Statement, including the anticipated level of trips generated from the proposal to the existing context, objection has not been raised on this basis or necessitated a wider scheme of mitigation.
- 3.4 The LPA wishes to reaffirm to Members that this is not an allocations process whereby the merits of different sites to accommodate a specific form of development would be under debate, but that the determination is around the merits of the application having regard to material planning considerations.

4.0 CONCLUSION

- 4.1 The further representation on this application necessitates provision of an additional condition to ensure provision of a local lettings plan further to comments of TWC Affordable Housing, and provision of an amended site plan is noted indicating provision of the additional tree planting. Beyond this no further review of the recommendation set out in the Committee Report is necessitated.

5.0 RECOMMENDATION

- 5.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **FULL GRANT PLANNING PERMISSION** subject to the following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-

- 1. Time Limit - Full
- 2. Materials samples
- 3. Drainage – foul and surface water
- 4. Details of means of physical identification of parking adjacent to the bungalows along Minsterley Close
- 5. Design and construction details highway works associated with creation of parking spaces and rerouting of the highway footway
- 6. Tree Protection Plan (amended)
- 7. Landscape Design and TPO tree replacement – Planting details and scheme (alternative girth, species, and pit details)

8. Landscape Management Plan
9. SEMP
10. Local Lettings Plan
11. Lighting Plan (Ecology and Residential Amenity)
12. Erection of artificial nesting/roosting boxes
13. Parking, Loading, Unloading and Turning
14. Development in accordance with approved plans (no approval of landscaping plan, drainage plans)
15. Restricted Use - Extra Care Facility.