

AGENDA ITEM



Committee and date
Southern Planning Committee
24th September 2024

Development Management Report

Responsible Officer: Tracy Darke, Assistant Director of Economy & Place

Summary of Application

| | |
|--|--|
| Application Number: 24/01661/REM | Parish: Buildwas |
| Proposal: Application for the approval of reserved matters (appearance, landscaping, layout and scale) for Phase 1A residential development of 107No. dwellings pursuant to outline planning permission 19/05560/OUT. | |
| Site Address: Development Land At Site Of Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire | |
| Applicant: BDW Trading Ltd | |
| Case Officer: Louise Evans | email: Louise.m.evans@shropshire.gov.uk |
| Grid Ref: 365460 - 303820 | |
| | |
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Recommendation:- Grant Permission subject to the conditions set out in Appendix 1, with delegation to officers to refine or amend conditions as required.

REPORT

1.0 THE PROPOSAL

- 1.1 The outline scheme to which this reserved matters application relates is 19/05560/OUT which permitted up to 1000 dwellings, a retirement village, employment development, a new school, playing fields, a local centre and retail development together with associated infrastructure at the Former Ironbridge Power Station on Buildwas Road, Ironbridge. The development is intended to be carried out over seven phases and this application seeks to secure the detailed proposals relating to the first residential phase of development known as Phase 1A.
- 1.2 The scheme for approval seeks permission for 107 dwellings. This includes 6 affordable dwellings which is consistent with the 5% affordable housing requirement set through the S106 Agreement attached to the outline permission.
- 1.3 The housing mix is made up as follows:

| Number of bedrooms | Open Market | Affordable | Total |
|--------------------|-------------|------------|------------|
| 1-bedroom house | 0 | 2 | 2 |
| 2-bedroom house | 10 | 2 | 12 |
| 3-bedroom house | 58 | 2 | 60 |
| 4-bedroom house | 29 | 0 | 29 |
| 5-bedroom house | 4 | 0 | 4 |
| Total | 101 | 6 | 107 |

- 1.4 The proposed dwellings range from 1-bedroom maisonettes to 5-bedroom family houses and are between 2 and 3 storeys in height.
- 1.5 Facing materials are proposed in brick with contrasting colour detailing. Roofs are proposed to be clad in roof tile. Final material choices are still to be agreed by condition.
- 1.6 Boundary treatments are formed by timber fencing for rear gardens, brick walling for rear gardens that face public spaces and privet hedging. Dwarf walling is also proposed for the riverside dwellings to give a clear definition between the public and private realm.
- 1.7 Dwellings have been designed with a fabric first approach for energy efficiency and delivered at 50% above requirement of building regulations for airtightness. Each property will have an air source heat pump to provide heating and hot water and

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electrical vehicle charging facilities.

- 1.8 A total of 262 external car parking spaces are proposed along with 26 detached garages and all dwellings without dedicated garage space are provided with bike storage. Space for refuse and recycling storage has also been detailed on plan for each dwelling.
- 1.9 The proposals include a multi-functional public open space area that will also function as a surface water drainage feature with biodiversity enhancement through landscape planting. A 'green street' has also been created with footpath connectivity through the centre of the site.
- 1.10 Internal highways are proposed to be formed by a continuous network of adopted streets. Only 8 dwellings will be served via private drives which are those located on the proposed 'green street'.
- 1.11 A previous reserved matters scheme was refused (reference 23/02030/REM) by the Council on 20th December 2023 under delegated powers. This included 9 reasons for refusal which officers now consider have been satisfactorily overcome within the current scheme.
- 1.12 There have also been a number of amendments received since the validation of the current application including the elevational treatments of the dwellings as well as layout changes. The elevational treatments now take inspiration from the pump house and there have been other changes such as the removal of box dormers from the scheme and the inclusion of features such as balconies for the dwellings that front onto the open space. The layout changes have included the reduction in the number of dwellings proposed from 109 to 107 which has allowed for better parking arrangements for the individual plots and the inclusion of more soft landscaping within the streets. Furthermore, there have been changes to the accesses for the dwellings that front onto the green street and this has been made into a no through route for vehicles.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 Phase 1A is an 8.93 hectare site that is semi-circular in shape and is bordered by existing mature trees on all sides.
- 2.2 The River Severn runs to the north east, a private railway line to the south west and a vehicle access road to the north west.
- 2.3 Adjoining to the east of the site is the Ironbridge Gorge World Heritage Site and Conservation Area. Approximately 1500 metres to the west lies the grade 1 listed Buildwas Abbey which is also a Scheduled Monument.

2.4 The site is relatively flat, with a gradual fall from north west to south east.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

3.1 This is a major application, which, in the view of the Planning Services Manager in consultation with the Chairman, should be determined by the relevant planning committee.

4.0 Community Representations

Consultee Comment

Environment Agency (Midlands Region)

Noted that the proposed development is contained within flood zone 1, an area at low risk of fluvial flooding. Notwithstanding this, Condition 13 of the outline consent (19/05560/OUT) requires each reserved matters application to include a detailed flood risk assessment for each phase. (This will be dealt with under a separate discharge of conditions applications).

Network Rail

Standard advice and guidance with no site specific details provided.

Historic England (Midlands)

Reference to standard published advice. No site-specific comments made.

SC Conservation (Historic Environment)

20th May 2024: Since the previous refusal, the applicants have engaged in pre application negotiations with the LPA (including the Historic Environment Team). Request for street scenes to be provided with the submission. (These have since been provided)

1st August 2024: No objections to the revised scheme.

SC Ecologist

Happy with the proposed landscaping (condition 49b) in relation to Phase 1a. (Other conditions relating to ecology have been submitted via a separate discharge of condition application).

SC Highways DC

21st May 2024: Raised concern with regard to the suitability of the proposed layout and the proposed positioning of parking for individual plots.

4th September 2024: No objection. Noted that the proximity of the SUDS attenuation basin has not altered despite previous concerns and the applicant should be aware that evidence to support the proposed design will be required

within any future section 38 agreement submission (for adoption of this section of highway). Detailed highway design proposals will also be required to be submitted and agreed in order to discharge condition 28 of permission 19/05560/OUT. The extent of adoption in relation to plot 56 will also require further consideration as the current layout appears to indicate that the forward visibility cord for the highway will cross the private land associated with this dwelling. Again, this will be a matter for agreement within the section 38 adoption process.

SC Affordable Houses

Six affordable homes are proposed as part of this REM application. The provision of 2 x 1, 2 x2 and 2 x3 is as previously requested by Housing Enabling and therefore acceptable. The affordable dwellings either meet or exceed Nationally Described Space Standards. The tenure split is consistent with our requirements and therefore acceptable. The number of affordable homes satisfies the percentage requirement as set out in the Outline application/S106.

SC Rights Of Way

There are no Definitive Public Rights of Way affected by this development.

SC Trees

21st May 2024: The landscaping proposals and tree species choices are generally considered appropriate and acceptable from an arboricultural perspective. Advice provided regarding the detail of the planting proposals and choice and location of certain tree species provided.

19th August 2024: The points raised in the previous response have been satisfactorily addressed and incorporated within the revised plans.

The new housing layout and access arrangements are an improvement over the original iteration and will both look and function better.

The open space and tree planting arrangements along the green street have altered, and as part of the changes the two Liquidambar styraciflua 'Silhouette' (sweet gum) trees have been replaced with Magnolia Kobus. The Tree Team does not object to this change per se, but given the splendid autumn colours and narrow crown profile of the Liquidambar Silhouette, it would be preferable to see it included within the scheme where suitable. It is suggested that the two Malus trilobata trees in front of plots 10 and 13, either side of the entrance to the green street, could be substituted with two Liquidambar Silhouettes. It is recognised that this might break up the avenue of Malus that runs the length of the central spine road, but equally it would serve to differentiate and highlight the point at which the green street meets that road.

Finally, it is noted that the proposed copper beech tree at the gateway entrance to

the site has been substituted in the altered layout with a Norway maple 'Crimson King'. The Tree Team does not object to this amendment - the maple should work well in the space afforded to it within the revised layout.

SC Waste Management

It is vital new homes have adequate storage space to contain waste and that the highway specification for new developments is suitable to facilitate the safe and efficient collection of waste.

SUDS

15th May 2024: The submitted Drainage Strategy is acceptable in principle. Comments made regarding the information provided on the detailed design. (SUDS design detailing is required to be agreed via a condition attached to the outline consent which will be dealt with separately but concurrently to this reserved matters scheme).

7th August 2024: Further comments provided but these relate to conditions attached to the outline consent so have not been provided here.

Telford And Wrekin Council

In its present form, Telford & Wrekin Council would not support the proposed development. This is on the basis of lack of an appropriate form of design which is not compliant with the approved Design Code. It is however considered that amendments could be made to overcome these concerns if the points above are addressed. (comments received prior to final amendments).

SC Regulatory Services

Environmental Protection recognises that this is a reserved matters application in respect of the appearance, landscaping, layout, and scale for the Phase 1 residential development.

It is however noted that Condition 53b in respect of the requirement for a remediation strategy to include a validation plan, has not yet been discharged (see comments on application 22/04694/DIS) and this is needed prior to the commencement of the development to ensure that the identified risks are managed.

Design: Midlands

Consider that it's much improved scheme from previous iterations. The green street works much better and has the potential to become a valuable asset for the development. The tree lined verge is also positive.

Facing and roofing materials

Suggest that the most prominent plots such as the three storey townhouses are afforded higher quality materials, such as (in order of preference): Slate / Gemini or Ashmore / SL8s.

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The elevations respond to the context and the use of black brick is a simple but effective 'nod' to the pumping station. I would recommend removing the black brick from the gable end of the Moreton house type as the windows aren't completely centred which makes the black brick look odd when it meets the top of the gable (asymmetrical).

Boundary walls in the public realm

These are good to have, however in many locations (see 1, 10, 13, 24, 43/44, 76, 81, 84, 95, 98) the position of the wall leaves somewhat awkward/left over spaces. I'd recommend pushing the wall out in these locations and having the wall 'hard up' to the street edge.

Soft landscaping

There are lots of little pieces of space given over to grass. I'd recommend getting rid of these:

Townhouses - bits of grass behind the low walls — recommend these are removed and replaced with dense shrubs.

Side of 42's parking space - recommend remove and replace with dense shrubs.

Triangular 'slices' of grass - recommend these are removed and given over to private driveways and dense shrubs. See for example the strip of grass at the side of plot 9; side of 50. Better to make this driveway wider.

Front strips - recommend these pieces of grass are removed and replaced with shrubs: see 14-19; 21-24; 54-55; 84; 81, 74-76; 73; 95; 71-72; 59-64.

Public Comments

None received.

5.0 THE MAIN ISSUES

The Design Code

Access

Layout

Scale

Appearance

Landscaping

6.0 OFFICER APPRAISAL

6.1 The Design Code

6.1.1 The outline scheme was approved subject to 69 conditions and a S106 agreement. Condition 5 required the submission and agreement of a design code and condition 5b requires all subsequent applications to accord with the details of the code. The

design code was submitted within application 22/04694/DIS which was approved on the 11th July 2023.

- 6.1.2 The approved design code provides a set of high-level design criteria that should be used to guide the delivery of development through reserved matters applications. The code is structured as a two-tier document, tier one being the strategic design code which sets guidelines that are relevant to the site as a whole, and tier 2 being a detailed design code that sets specific design instructions applicable to the relevant phases of development.
- 6.1.3 The application site falls within the 'Gateway' character area, and the code recognises that this phase has an 'important gateway function to the whole development'.
- 6.1.4 The vision for the development as set out within the design code is 'to create an inclusive and sustainable community that truly integrates with its diverse historical roots; recognising the heritage and landscape surrounding the site and reflecting local character'.
- 6.1.5 The scheme has been discussed at length with developer and this process has been assisted by Design:Midlands who have been able to offer independent advice and suggestions to the Local Planning Authority. Key spaces within the proposals have been defined via workshops and an approved Parcel Code which has expanded on the high-level requirements of the Design Code and takes account of the key vistas both internally and externally of the site.
- 6.1.6 Members will note from the remainder of this report that Shropshire Council Officers are now satisfied that the scheme meets with the objectives of the design code and is compliant with condition 5b attached to the outline consent.
- 6.2 Access
 - 6.2.1 Access with regards to reserved matters deals with accessibility to and within the site including the positioning and treatment of accesses and circulation routes, as well as how these fit into the surrounding access network.
 - 6.2.2 Reserved matters approval has been obtained for a single vehicular access point into the application site under reference 22/04695/REM. The current reserved matters application then shows a single 'secondary street' (as defined by the design code) running centrally through the site with 'minor access ways' (again, as defined by the design code) extending off the main vehicular route. A perimeter edge lane is also provided which benefits from a 1.2 metre footway.
 - 6.2.3 The continuous loops of adopted highway throughout the development allows for ease of access for emergency, refuse and delivery vehicles and provides safe and efficient opportunities for pedestrians and cyclists. Overall, it is a very legible

scheme with excellent edge to edge connectivity.

6.2.4 In addition to the main vehicular and pedestrian access, there is also a pedestrian link via an existing set of steps which provides access into wider development scheme. Furthermore, the use of an adoptable highway around the perimeter of the development has left the opportunity for new routes/pedestrian linkages to be formed with ease - should the wider development progress and create the need/desire for these to be created in the future. At this point in the scheme, future transport links are still unknown, so the potential created within the development is welcomed.

6.2.5 The proposed streets are in general accordance with the hierarchy set out in the approved Design Code and agreed Parcel Code. Highways have been designed to put pedestrians and cyclists first and have created a legible hierarchy of streets typologies within the development. The development also meets requirements for vehicles including bin collections. A green street through the centre of the site prioritises cyclists and pedestrians through the design of the environment and no-through restriction for vehicles. Overall, permeability and links with the surrounding footpath network are good.

6.2.6 The concerns raised by the Local Highway Authority with regards to the proximity of the surface water attenuation basin are noted and the developer will be required to submit further justification to ensure the stability of the highway prior to adoption, however, this is a matter that can be resolved outside of the current planning application. If changes to the layout are required in order to facilitate adoption, an additional planning application will be required. Similarly, the matters raised with regards to Plot 56 and the forward visibility chord potentially crossing third party land will be resolved through the Section 38 adoption process. However, neither plot 56 nor the SUDS pond design raise issues of highway safety that would warrant the refusal of this reserved matters application.

6.3 Layout

6.3.1 Layout deals with the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

6.3.2 The layout of the scheme is well informed by the context in which it sits. The SUDS attenuation basin, which is proposed as a semi natural feature that also functions as public space, has been sited at the north eastern edge of the development where it's impact as public open space can be maximised adjacent to the banks of the River Severn. The location of this has allowed for the creation of an attractive crescent of dwellings formed by three storey gable fronted buildings that have a similar rhythm to buildings seen within Ironbridge. It is also here that views from across the river are afforded (through the existing tree belt) for those entering Ironbridge and on approach to the Ironbridge Gorge World Heritage Site, making

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this an important vista for the development.

6.3.3 The layout is also characterised by the main tree lined street and the use of a formal building line with distinctive dwellings at key points such as street corners. The gateway to the site has been emphasised allowing for pockets of greenery and trees around key dwellings. The development also provides a 'green street' which is a no through route for vehicles but provides a green link though the development that can be used by pedestrians and cyclists as a link or by residents a public open space.

6.3.4 It is recognised that there are some good design features in the layout, such as the creation of perimeter blocks of back-to-back housing that allows for good levels of natural surveillance over public areas and allows for good levels of safety and privacy within private garden areas.

6.3.5 The approach to car parking predominantly comprises parking spaces for each dwelling located to the side of the dwelling or adjacent to the garden for the dwelling with good natural surveillance for all spaces.

6.3.6 Dedicated parking provision is proposed as follows:

| Number of bedrooms | Parking spaces provided |
|--------------------|-------------------------|
| 1 | 1 |
| 2 | 2 |
| 3 | 2 |
| 4 | 3 |
| 5 | 4 |
| Visitor | 13 in total |

6.3.7 Overall, the proposal has responded well to the existing site features including the river frontage and surrounding tree belt and has created character within key points of the development through an appropriate and efficient layout.

6.4 Scale

6.4.1 'Scale' deals with the height, width and length of each building proposed within the development in relation to its surroundings.

6.4.2 The scheme is made up of mainly two storey dwellings throughout the site but with the use of two and a half or three storey dwellings at key points within the development. For instance, the crescent of dwellings adjacent to the SUDS basin/public open space will be made up from three storey dwellings which will provide a good sense of enclosure for users of the space.

6.4.3 Narrower dwellings are utilised within semi-detached or terraced groups so that overall buildings that are formed from them have better scale and proportions. The

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detached dwellings are then generally larger in scale but combined with the use of side parking for the majority of the dwellings the overall result is a good mix of dwelling types that sit comfortably with one another at a density that is appropriate for the site.

6.5 Appearance

6.5.1 Appearance deals with the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

6.5.2 The vision for the development requires the creation of a locally distinctive place. In this instance, inspiration for design features and detailing has been derived from the pumphouse located to the north east of phase 1. (This is a 1930s building that was used to for taking cooling water from the River Severn into the former Power Station which operated from the 1930s until the 1960s, when the plant was upgraded. Along with the Station A Bridge, these are the only visible reminders of this phase of the history of the site).

6.5.3 Contrasting brick detailing has been applied to the developer's standard housetypes inspired by the art deco features of the pumphouse and will result in a cohesive scheme of attractive dwellings that have appropriately reflected character in a contemporary style.

6.5.4 Conditions have been recommended to deal with the agreement of external finishes and some aspects of the final detailing (as suggested by Design: Midlands). Subject to the use of the recommended conditions, officers consider that the scheme put forward will be a high quality, locally distinctive development that accords with best practice for design.

6.6 Landscaping

6.6.1 Landscaping as a reserved matter deals with the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.

6.6.2 In this case, the development proposal is a semi-circular site enclosed almost entirely by existing and mature trees. As a setting for new development, it is already screened on all sides and allows an opportunity for a unique development that is largely unconstrained by existing development.

6.6.3 The landscape strategy includes a 'green' connection through the centre of the site linking the perimeter woodland, a key green space at the river frontage and the main street is also tree lined. All of spaces enable the development to integrate with the surrounding green infrastructure and draw it into the proposals.

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- 6.6.4 Comments from Design: Midlands with regards to small triangle strips of grass being altered is acknowledged, however, it is recognised that this is a result of straight buildings being provided on a curve, which in itself has other design benefits within this scheme. It is also recognised that these areas are located within private individual plots where future residents will be responsible for future maintenance/alteration and as such, there would be insufficient justification to seek an amendment to the proposals in this instance.
- 6.6.5 With regards to hard landscaping, it is noted that driveways will be block paved and all access roads and footpaths will be finished with tarmac. To ensure the footpaths are provided with a bound finish to enable ease of use for all, a condition has been recommended. Any boundary treatments that adjoin streets or public spaces will be formed via brick walls or soft landscaping which allows for good public and private realm definition. To address to the comments from Design: Midlands regarding the siting of boundary walls, a condition has been recommended.
- 6.6.6 Overall, the proposals provide an array of natural green spaces, amenity space, community areas, and play, providing a healthy environment for new residents. Links to wider parkland, ecological areas and formal pitches will be delivered as part of the wider scheme relating to the Ironbridge Power Station Re-development but the current scheme offers an attractive and well considered scheme for approval.
- 6.7 Other matters
- 6.7.1 A separate discharge of conditions application has been submitted alongside this reserved matters application that deals with aspects of the development required to be agreed at the submission of each reserved matters stage (such as flood risk, drainage and ecology enhancements) and therefore these do not need to be specifically considered within this application. The outline consent also separately deals with all other aspects of the development that require agreement of details at certain trigger points.
- 6.7.2 The comments made by the Tree Officer with regards to the provision of two Liquidambar Silhouettes adjacent to the green street and the detailing on the 'Moreton' house type made by Design: Midlands have been overcome with the submission of amended plans which will be included in the approved document list.
- 6.7.3 The development site adjoins the Ironbridge Gorge World Heritage Site and Conservation Area. Visibility and intervisibility between the development and the heritage assets will be limited to partial and glimpsed views between the trees from Buildwas Road. In this location, particular care has been taken with the design of the scheme to ensure that there is no detriment to the setting of this or any other heritage assets.

7.0 CONCLUSION

7.1 The vision for the development as set out within the design code 'is to create an inclusive and sustainable community that truly integrates with its diverse historical roots; recognising the heritage and landscape surrounding the site and reflecting local character'. The proposed scheme has adequately achieved that whilst also accommodating the requirements of modern building standards.

7.2 Planning conditions are proposed for this reserved matters scheme to deal with certain aspects of the design and finishes. Subject to the use of these conditions, the scheme will result in a high quality and well considered development that accords with best practice, the requirements of the approved design code and adopted planning policy.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:

National Planning Policy Framework
National Planning Policy Guidance
National Design Code
Manual for Streets 1 and 2

Core Strategy and Site Allocations and Management of Development (SAMDev) Plan:

CS6 : Sustainable Design and Development Principles
CS8 : Facilities, Services and Infrastructure Provision
CS11 : Type and Affordability of Housing
CS17 : Environmental Networks
CS18 : Sustainable Water Management
MD2 – Sustainable Design
MD8 – Infrastructure Provision
MD12 – The Natural Environment
MD13 – The Historic Environment

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Ironbridge Gorge World Heritage Site Supplementary Planning Guidance (2023)
Type and Affordability of Housing Supplementary Planning Guidance (2012)
Shropshire Refuse and Recycling Advice for Developers 2022 Update

RELEVANT PLANNING HISTORY:

19/05560/OUT Outline application (access for consideration comprising formation of two vehicular accesses off A4169 road) for the development of (up to) 1,000 dwellings; retirement village; employment land comprising classes B1(A), B1(C), B2 and B8; retail and other uses comprising classes A1, A2, A3, A4, A5, D1 and D2; allotments, sports pitches, a railway link, leisure uses, primary/nursery school, a park and ride facility, walking and cycling routes, and associated landscaping, drainage and infrastructure works GRANT 16th September 2022

22/04695/REM Application for approval of reserved matters (access, scale, layout, appearance, and landscaping) for Phase 1 enabling and infrastructure works pursuant to planning permission 19/05560/OUT - Outline application (access for consideration comprising formation of two vehicular accesses off A4169 road) for the development of (up to) 1,000 dwellings; retirement village; employment land comprising classes B1(A), B1(C), B2 and B8; retail and other uses comprising classes A1, A2, A3, A4, A5, D1 and D2; allotments, sports pitches, a railway link, leisure uses, primary/nursery school, a park and ride facility, walking and cycling routes, and associated landscaping, drainage and infrastructure works GRANT 22nd June 2023

23/02030/REM Application for the approval of reserved matters (appearance, landscaping, layout and scale) for Phase 1A residential development of 104No. dwellings pursuant to outline planning permission 19/05560/OUT. REFUSE 20th December 2023

24/01972/DIS Discharge of conditions 13, 14a&b, 28, 31a, 32, 39a, 40, 41, 43a, 44, 45, 46, 47, 49a, 51 and 52 for Phase 1A residential development pursuant to outline planning permission 19/05560/OUT PCO

11. Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCKA5QTDHDQ00>

List of Background Papers

Cabinet Member (Portfolio Holder) - Councillor Chris Schofield

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Local Member

Cllr Claire Wild

Appendices

APPENDIX 1 - Conditions

APPENDIX 1

Conditions

1. The development shall be carried out strictly in accordance with the approved plans, drawings and documents as listed in Schedule 1 below.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

2. Nothing herein contained shall be deemed to affect or vary the conditions imposed on Outline Planning Permission Ref: 19/05560/OUT which shall remain in full force.

Reason: The conditions attached to the Outline Approval are still valid.

3. Prior to any above ground works commencing, a sample panel or panels of the materials to be used in the construction of the external surfaces must be prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre x 1 metre and show the proposed materials, bonds, pointing technique and full palette of materials including roofing, fenestration and any cladding to be used in the development including the guttering, fascias, soffits, dry verge capping and balconies. The panel or panels must also demonstrate the depth of the recess between the fenestration and the outer face of the dwellings. The development shall be constructed in accordance with the approved sample/samples, which shall not be removed from the site until completion of the development.

Reason: To ensure that the external appearance of the development is satisfactory.

4. Prior to any above ground works commencing, a scheme must be submitted to and approved in writing by the local planning authority to confirm the level of projection/recess between the brick detailing where blocks of contrasting coloured bricks are used on the elevations of the dwellings hereby permitted. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory.

5. Notwithstanding condition 1 and prior to the above ground works commencing, details of the design, siting and materials to be used in the construction of the boundary walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory.

6. Notwithstanding condition 1 and prior to first occupation, a scheme for the provision of play equipment and street furniture must be submitted to and approved in writing by the local planning authority. The scheme must include:

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- o Details of the individual items,
- o The proposed siting within the development, and
- o a timescale for implementation.

The development must be carried out in accordance with the approved details.

Reason: To ensure establishment of a reasonable standard of facilities to serve the approved development.

7. Prior to occupation of the 100th dwelling hereby approved, all footpaths detailed on the approved plans must be finished with a bound surface (including bound gravel for the footpath adjacent to the SUDS attenuation basin).

Reason: To ensure establishment of accessible routes prior to the completion of the development.

8. The landscaping scheme shall be implemented in accordance with the approved documents and completed prior to occupation of the 100th dwelling hereby approved. If within a period of five years from the date of planting, any tree or shrub, or any tree or shrub planted in replacement for it, dies or, becomes seriously damaged or diseased, or is otherwise lost or destroyed, another tree or shrub of a similar specification to the original shall be planted at the same place during the first available planting season.

Reason: to ensure satisfactory tree and shrub planting as appropriate to enhance the appearance of the development and its integration into the surrounding area.

9. Prior to occupation of any dwelling hereby permitted, full details of a gateway feature must be submitted to and approved in writing by the local planning authority. The details must include the scale, proposed materials, siting and a timescale for implementation. The development must be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory.