

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 4th February, 2009 at 6.00 p.m. in the Civic Offices, Telford

PRESENT: Councillors I.T.W.Fletcher (Chairman), A.A.Meredith, R.G.Chaplin, J.A.Francis, G.M.Green, H.Rhodes and M.J.Smith.

ALSO PRESENT: Councillors A.J.Eade for planning application W2008/1297 and A.Stanton for planning application W2008/1359.

PB-77 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 14th January, 2009 be confirmed and signed by the Chairman.

PB-78 APOLOGIES FOR ABSENCE

None.

PB-79 DECLARATIONS OF INTEREST

Councillor H.Rhodes declared a personal interest in planning application W2008/1363 and stated that she would leave the meeting during the consideration and determination of this particular application.

PB-80 PLANNING APPLICATIONS FOR DETERMINATION

(a) W2008/0705 – Land off Frome Way, Donnington, Telford, Shropshire

This outline application for residential development on a plot of land off Frome Way in Donnington was considered by the Board. The application site was part of a larger area owned by the applicant and comprised some 2.4 ha and was situated some 2.5 kilometres north-east of Telford Town Centre and half a kilometre north of Oakengates. To the east of the site there was the existing residential development of Frome Way and Kenwray Drive.

The concept plan submitted as part of the application suggested that up to 79 dwellings could be provided on this site with a mix of detached, semi-detached and terraced dwelling. The proposed access to the development would be off Frome Way to the east of the site. Members were advised that a LEAP would be provided as part of the development. In addition a mitigation strategy for Great Crested Newts on the adjoining land had been proposed. The applicants also proposed that the open areas in the ownership of the Housing and Communities Agency (HCA) around the north, west and south of the site were to be transferred to the ownership of the Council. Notwithstanding this all matters were reserved for subsequent approval.

The Board was informed that the site had the benefit of 7(i) approval number 221 – North East Telford in 1986 as part of a larger area for residential development. Previously records indicated that the site was mined and several mineshafts being recorded on the site.

Members were referred to the relevant planning policies, consultation responses and relevant planning considerations as outlined within the report. Members also received details of the agreed level of affordable housing and financial contributions. These were the provision of affordable housing – as a result of the difficult ground conditions and cost of remediation 25% affordable housing has been agreed split 17.5% social rented and 7.5% shared ownership. A contribution of £1250 per dwelling for all of the residential units with the exception of the one bedroom units, for the provision of primary education facilities. A sum of £43,103 for the necessary for required highway improvements to the junction of St Georges Road and Wrockwardine Wood Way. In connection with the provision of the LEAP provision - a sum of £35,000 had been agreed as a commuted sum for the maintenance of the play area.

Members whilst generally welcoming the proposed development commented on the possible provision of a suitable footpath link to be provided from the site to St. Georges Road, which would enable easy access to the available bus routes. Members requested that officers should be granted delegated authority in order to attempt to secure such a footpath link from the development site.

In conclusion officers reminded Members that the site was a committed housing site on the Wrekin Local Plan and served by regular bus route. As such residential development of this site was considered to be in accordance with policy and acceptable. This is would not be an easy site to develop and care would be needed to ensure that appropriate account was taken of the need to protect the Great Crested Newts. There were issues of the mineshafts, contamination, highway requirements and drainage to be resolved as part of any development of the site and as such these remaining issues could be covered by appropriate planning conditions.

RESOLVED – that in relation to planning application W2008/0705 that delegated authority be granted to the Head of Planning & Environment to grant outline planning permission subject to the conditions as outlined within the report and subject to the applicant/owner entering into a Section 106 agreement to provide a financial contribution to improvements to the junction of Wrockwardine Wood Way and St Georges Road, education facilities, commuted sums for maintenance of the play area, landscaped open space and the woodland adjoining the application site, and 25% affordable dwellings as outlined within the report together with, if the Head of Planning & Environment considers it reasonable in the circumstances to require it the identification and provision of a suitable footpath link from the site to St Georges Road.

(b) W2008/1297 – Land at 6 Hillside East, Lilleshall, Shropshire

Members received this application which sought outline planning permission for the erection of a bungalow with all matters reserved. The site was currently the sizable side garden of 6 Hillside East, and was accessed via a narrow and steep unmade lane from the centre of Lilleshall, leading up to Lilleshall Hill and the Monument. The existing property was an extended cottage, located at

a lower level than the road, with a sloping driveway to a modern garage. The application site was predominantly grassed, sloping slightly to the lane, with a gate access, and was screened by hedges and trees to the front and rear, with outbuildings within the site. There are a mix of housing styles and designs along the lane.

The Applicants currently live at No.6 Hillside East, but due to ill health (Alzheimer's Disease) they wished to construct a bungalow on the adjacent garden land to the side of the existing dwelling. An indicative layout of the bungalow and attached double garage had been submitted, including elevations and floor plan.

The local ward member, Councillor A.J.Eade was invited to address the Board. He stated that he fully supported the application and whilst he acknowledged the general planning policies he requested that the Board should take into account the extreme personal circumstances of the applicants and that this should outweigh the adopted planning policies. He also made reference to the previous planning appeal which was for a different type of residential property. Member's attention was drawn to Paragraph 21 of the Planning System: General Principles which made reference to the use of personal planning permissions, which appeared to be at variance to the adopted planning policies. The Committee were also referred to new national government in connection with the care and treatment of sufferers with illnesses such as Alzheimer's Disease within their own homes. In conclusion he requested the Committee to exercise their discretion to agree to approve an exception to the existing policy and that the granting of this particular application would not set a precedent.

Members were referred to the planning policy issues as outlined within the report principally with regard to policies CS1 and CS7 in the Core Strategy. In particular Core Strategy Policy CS1 which required that the spatial distribution of new homes should be consistent with the spatial development strategy stating that housing needs in the rural area would be met by approximately 170 new dwellings. At the current time, the threshold had already been met from dwellings already built or having received planning permission. The proposal would therefore be contrary to Policy CS1 at this time. Policy CS7 stated that development within the rural area should be limited to meet the needs of the area, and be focussed on the 3 key settlements of High Ercall, Tibberton and Waters Upton. Lilleshall is not one of the key settlements, and therefore any residential development would be limited to agricultural, forestry or other occupational dwellings or affordable housing, having regard to PPS7 and PPS3. The proposal had not been identified as any of these exceptions.

The Committee were also referred to the relevant planning history, policy context and relevant planning considerations as outlined within the report.

The applicant currently lives at No.6 Hillside East with his wife who has been diagnosed with early onset of Alzheimer's Disease. In the supporting information, he stated that they wished to remain in Lilleshall and be as independent as possible, but that they would need single storey accommodation as the Alzheimer's Disease progresses. A number of healthcare professionals had advised the Applicant that retaining familiar

surroundings was vital in order for his wife to maintain a level of independence and that single storey dwelling constructed on a flat site would be desirable. The applicant stated that the existing property, due to steep sloping drive, steps and internal arrangements – different levels, narrow door openings and unsuitable facilities, was no longer practical for their needs.

The Local Planning Authority was sympathetic to the circumstances of the Applicant with regard to his wife's illness. However the fundamental policy concerns were that the development would create an additional dwelling in an unsustainable settlement in the rural area; and that even if the Applicants entered into an agreement restricting the use of the dwelling for them alone, a further dwelling would still remain.

Members debated the merits of the application very closely and recognised the adopted planning policies that had been outlined within the report and the legal advice that was provided in connection with the creation of a precedent if the application was approved. A number of members felt that the extreme personal health circumstances for the applicant's wife did outweigh the relevant adopted planning policies that had been outlined within the report to the extent that planning permission in this particular case should be granted. Accordingly it was;

RESOLVED – that in relation to planning application W2008/1297 and on the basis that the extreme personal health circumstances of the applicant's wife was considered to outweigh the adopted planning policies of the Local Planning Authority and that delegated authority should be granted to the Head of Planning & Environment to grant outline planning permission subject to the imposition of appropriate planning conditions.

(c) W2008/1359 – Land adjacent to 7 Vauxhall Crescent, Newport, Shropshire

This application sought outline planning permission for the erection of one detached dwelling in the existing side/front garden area of No.7 Vauxhall Crescent, with all matters being reserved at this stage.

The application site was a corner plot comprising garden area to No.7 Vauxhall Crescent, an inter-war two-storey end-terrace property, of brick and tile construction. The driveway was accessed from the estate road, whereas the adjoining property, No.6 Vauxhall Crescent had direct access on to the main road, Longford Road. The application site was enclosed by fencing, hedge, and a substantial stone wall which was a characteristic feature on this part of the road.

The local ward member, Councillor A.Stanton was invited to address the Board and stated that he had been requested by the applicant to speak in favour of the application. He stated that the application was only outline at this stage and provided a number of indicative layouts that could be undertaken within the application site which would counter many of the comments that had been outlined within the report. He also explained the reason for the withdrawal of the previous application was based on the change of planning

policy grounds and also the perceived lack of communication between the applicants and the planning officers. He also sought to remind the Committee that the proposed type of property and infill development was repeated elsewhere within Newport. He concluded by stating that the applicants were willing to enter into discussions with the planning department in order to achieve a suitable development.

The Head of Planning & Environment informed the Board that an outline application such as this required that officers should make some assumptions in connection with the likely development that would be possible to be incorporated within an application site and that the Board would need to make a decision based on a number of current planning principles.

A Member enquired as to whether the Board would benefit from undertaking a site visit prior to further consideration and determination of the application. Following a brief discussion, it was accordingly;

RESOLVED – that in relation to planning W2008/1359 that determination of this application be deferred to enable a site visit to be undertaken on the date of the next Plans Board meeting.

N.B. In accordance with her previous Declaration of Interest Councillor H.Rhodes left the meeting prior to the consideration and determination of this planning application.

(d) W2008/1363 – Football Pitch, Off School Grove, Oakengates, Telford, Shropshire

The Board received this application for the proposed erection of six 15 metre high floodlight columns around the existing football pitch to enable Wellington Amateurs and local after school clubs to use the facilities more regularly during the winter months, and to meet requirements of the West Midland League First Division in which Wellington Amateurs plays. The application site was an existing football pitch, with vehicular access from School Grove, Oakengates a narrow residential street, leading to a gated driveway and gravelled car parking area within the site. Existing buildings within the site comprised changing facilities, a large storage container and two small dug-outs.

The football pitch was located in an elevated position to properties in School Grove (mainly bungalows and dormer bungalows) and Hartshill to the east and north, and at a lower level than Stallard Court (elderly person bungalows) to the west. Commercial development was also located to the southern boundary.

Members were also referred to the consultation responses as outlined within the report. Members were requested to note that the Council's Environmental Health Officer who had no objection to the proposed floodlights, if installed and adjusted correctly, but had concerns that the lights would enable increased usage of the football pitch and unrestricted use of the floodlights at night had the potential to cause nuisance to residents, especially Stallard Court which was close to the western boundary. He had concluded that the

frequency of use of the lights should be strictly controlled by condition, and these were outlined within the report.

The Board were requested to consider the letters of support for the application together with the letters of objection that had been received, together with consideration being given to the relevant planning history, planning context and planning considerations stated within the report.

Members were also referred to the update sheet that had been prepared since completion of the report. In connection with the update sheet the Committee was requested to note that additional information had been submitted by the applicant's agents in connection with the site ground conditions but that the Council's Geotechnical Engineers had not considered that the additional information met the officer's requirements. Accordingly further information would be submitted. But members were requested to grant delegated authority to the Head of Planning & Environment to grant permission subject to the submission and consideration of the additional information as detailed above.

Subject to submission of the additional information officers had concluded that the proposal was considered acceptable as it would enable greater use of the existing football pitch during winter months. The design and scale of the floodlights and their limited use would minimise any adverse impacts on adjoining residential amenity.

RESOLVED – that in relation to planning application W2008/1363 that subject to the submission of satisfactory additional information in connection with site ground conditions to grant delegated authority to the Head of Planning & Environment to grant planning permission subject to the conditions as outlined within the report.

N.B. Councillor H.Rhodes returned to the meeting room for the remainder of the meeting.

(e) W2008/1364 – Wrekin View Primary School, North Road, Wellington, Telford, Shropshire

This council application sought permission for the construction of playground facilities for sporting activities. The facilities would consist of a modest sized area of hardstanding with surrounding 3m high ball court fencing in order for the school to meet the regulation amount of physical education. The application site was located to the rear of the Wrekin View Primary School, North Road, Wellington.

It was reported that no objections had been received in connection with the application. Members were also referred to the relevant planning history and policy context.

The site was located within land designated as 'Green Network' within the Wrekin Local Plan and that the use of the land for children's play facilities was compatible with the long term aims of the green network in providing community and recreational facilities. It was considered that the proposal did

not adversely affect the function of the green network as this would provide social benefits and the site was not of important ecological, geological or archaeological importance. Therefore it was considered that the proposal would be in keeping with the character and appearance of the surrounding area with the closest neighbouring properties some distance away with good screening between it was not thought the proposal would be of detriment to the amenities of neighbouring properties. Accordingly, it was;

RESOLVED – that in relation to planning application W2008/1364 that planning permission be granted subject to the conditions as outlined within the report.

- (f) W2008/1375 – Sutherland Business & Enterprise College, Gibbons Road, Trench, Telford, Shropshire

This application related to the construction of a lift shaft and ramp to enable disabled access to all areas of the Sutherland Business and Enterprise College. The application site was located at the western end of the school (Block B), set back from the adjoining parts of the building, with an existing access point through double doors. Steps and ramp and a hard landscaped area were located in an elevated position in front of the entrance. The building is constructed in brick with timber panels and glazing and is flat-roofed.

Members were referred to the details of the consultation responses, relevant planning history, planning context and planning conditions.

The proposal was for a flat-roofed extension to the building, constructed in brick to match existing, with blank external gable walls, and projecting above the existing roof height. Access to the lift would be from existing corridors at ground and first floor of the building, with existing entrance relocated to side, linking to proposed ramp access. Whilst the proposed extension would project above the building, it would be a similar height to the adjoining glazed element of the school building. Both the proposed extension for the lift shaft and the ramp were considered to be of an appropriate form, design and materials, in keeping with the character and appearance of the existing building and hardstanding at the school.

RESOLVED – that in relation to planning application W2008/1375 that planning permission be granted subject to the conditions as outlined within the report.

- (g) W2008/1385 – 4 Edward Parry Court, Dawley Bank, Telford, Shropshire

The Board considered this application which was for the change of use of council owned open land to private garden land and the erection of a garage on that land situated at 4 Edward Parry Court, Dawley Bank, Telford.

The site outlined for development was a small triangular plot adjacent to the residential curtilage of a modest semi detached bungalow. The surrounding properties on Edward Parry Court were bungalows of a similar age and character. The property was set back from the road and accessed via a

private drive which served four other properties. Members were referred to the consultation responses that had been received as outlined within the report together with the relevant planning history, planning context and planning considerations.

The proposed garage was to be placed on open land to the side of the property, which was not entirely visible from the road due to its location and the positioning of the house at an angle. It was considered that the enclosure of the land would not detract from the open plan character of the estate and would still leave a large area of green space. In relation to the proposed garage, many other properties in the surrounding area had attached garages. It was considered that the garage proposed would be of a more attractive traditional build with a pitched tiled roof and would be constructed of similar materials to the house and this would be conditioned to ensure it would be in keeping with the character and appearance of the surrounding area.

RESOLVED – that in relation to planning application W2008/1385 that planning permission be approved subject to the conditions as outlined within the report.

PB-81 SITE VISTS

RESOLVED – that a site visit in respect of planning application W2008/1359 be undertaken on Tuesday 25th February 2009, commencing at 3.30 pm.

PB-82 PLANNING APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

The Board received for information details of planning applications that had been determined under delegated powers.

The meeting ended at 7.00 p.m.

Chairman:

Date: