

## **PLANS BOARD**

### **Minutes of a meeting of the Plans Board held on Wednesday, 25<sup>th</sup> February, 2009 at 6.00 p.m. in the Civic Offices, Telford**

**PRESENT:** Councillors I.T.W. Fletcher (Chairman), A.A. Meredith (In the Chair for planning application W2008/1290), R.G. Chaplin, J.A. Francis, G.M. Green, F.R. Picken, H. Rhodes and M.J. Smith

**ALSO PRESENT:** Councillors A. Stanton for planning application W2008/1359 and Councillor A.A. Mackenzie for planning application W2009/0083

#### **PB-83      ANNOUNCEMENT BY THE HEAD OF PLANNING & ENVIRONMENT**

The Head of Planning & Environment informed the Board that, in response to its resolution of 22<sup>nd</sup> January 2009 in respect of planning application W2007/1648 (Huntingdon Lane, near Lawley, Telford, Little Wenlock and New Works) the Council had submitted its Statement of Case to the Planning Inspectorate and to the Appellant. This "Rule 6 Statement of Case" had been placed in the Members' Room for them to look at and comment upon if they so wished. Officers hoped to be able to bring an up to date report on this appeal to the Board in March to confirm details of the Council's witnesses. It was further hoped that at the meeting of the Board on 8<sup>th</sup> April 2009 the Council's witnesses and Counsel would set out and explain the evidence to be presented and the approach to be taken at the Inquiry which would start on 28<sup>th</sup> April, 2009.

#### **PB-84      MINUTES**

**RESOLVED** – that the minutes of the meeting of the Plans Board held on 4<sup>th</sup> February, 2009 be confirmed and signed by the Chairman.

#### **PB-85      APOLOGIES FOR ABSENCE**

None.

#### **PB-86      DECLARATIONS OF INTEREST**

Councillor I.T.W. Fletcher declared a personal interest in planning application W2008/1290 and indicated that he would vacate the Chair and the room during determination thereof.

Councillor G.M. Green declared that she wished to speak on planning application W2008/1290 in her capacity as a Ward Member for Madeley following which she would leave the room during discussion thereof.

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

At its meeting on 4<sup>th</sup> February 2009 the Board had granted delegated authority to the Head of Planning & Environment to grant outline planning permission subject to the conditions as outlined within the report, including the requirement, if he judged it reasonable, to identify and provide a suitable footpath link from the site to St. George's Road.

Following the meeting the Planning Officer had walked the designated footpath routes from St George's Road, as shown on the plan attached to the report, with the Council's footpath officer. This had shown that none of the designated footpaths would be suitable, nor could easy pedestrian access to St. George's Road be provided given the issues relating to nature and the footpath levels. It was, therefore, considered that none of these footpaths could provide an appropriate link to existing bus routes along St. George's Road and that, even if improved, would only be able to be walked by limited numbers of people. The footpaths were only suitable as recreational routes but a condition could be imposed to ensure that linkages were made to the existing footpath system in accordance with an agreed scheme but these would be unsuitable to be promoted as utility routes.

Members thanked officers for investigating the possibility of making the requested linkages and noted the information provided.

**RESOLVED** – that with respect to planning application W2008/0705 delegated authority be granted to the Head of Planning & Environment to grant outline planning permission 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. George's Road, education facilities, commuted sums for maintenance of the play area, landscaped open space and the woodland adjoining the application site, 25% affordable dwellings and provision of pedestrian linkages from the site to the existing designated footpaths adjacent to the site and subject to the conditions, as set out in the report, with an addition condition whereby any application for Reserved Matters should provide for a scheme to link the site to the existing designated footpaths adjacent to the site. The agreed scheme should be implemented in full before the first dwelling was occupied or in accordance with a timetable to be agreed by the Local Planning Authority in writing.

*(The Chairman, Councillor I.T.W. Fletcher left the room during the determination of the following application and the meeting was chaired by Councillor A.A. Meredith, Vice-Chairman of the Board)*

(b) W2008/1290 – Land at Abraham Darby School, Ironbridge Road, Madeley, Telford, Shropshire

This application by Telford & Wrekin Council was in respect of outline planning permission for the redevelopment of the Abraham Darby Learning Community to create a new senior school and a junior/primary school

incorporating a replacement leisure centre with community facilities. The application also included the demolition of the existing school buildings on the site together with those of the existing Woodlands Primary School on the opposite side of Ironbridge Road. These proposals formed part of the Building Schools for the Future programme which sought to rebuild or remodel every state secondary school in the country over the lifetime of the programme. The new site for the Learning Community would enable the existing school to continue in operation whilst construction works were underway and, once completed, for their demolition, thus ensuring a transfer without significant interruption. The proposal also involved the enhancement and optimisation of the resulting open areas for a greater variety of outdoor sports and recreational facilities.

It was necessary at this stage to consider the proposed layout and scale against Local Plan Policies UD2 and UD3, which were in place to ensure that proposals related positively to their context particularly given the site's position at a gateway location to the Ironbridge Gorge World Heritage Site. The design utilised an efficient multi-use layout, which responded to the challenges of the site's topography and the overall layout and scale of the different uses had been considered in terms of their context in reducing the impact to a satisfactory level and having regard to accessibility and the proximity to the neighbouring residential area. Notwithstanding this, at the detailed design stage (reserved matters) particular attention would need to be paid to the ways in which the scheme would specifically respond to the surrounding uses and features.

The relevant policies when considering this application were CS5 of the Core Strategy on District and Local Centres, a core element of which was the provision of new or improved community facilities to meet the needs of local residents and Policy CS10 relating to proposed development on designated green space. The application site formed part of Telford's Green Network and, as such, should be protected. Although, the proposal was for a slightly larger replacement facility in a different location, it was considered that the integrity of the wider green network would be safeguarded. The proposal would result in a net loss of open space of approximately 10,000 sq.m. (less than a tenth of the open area of the site), but its more intensive, efficient and managed use would be secured as part of the application and, therefore, overall it was considered that the proposal would make a positive contribution to local open space standards in terms of quantity and quality.

The proposed facilities would be broadened to include replacement of the existing facilities with the addition of a range of additional ones, as set out in the report. These would be provided to the latest Sport England and other relevant standards and the layout configured to the demands of the area. Sport England had placed an objection on this proposal due to the loss of playing fields but had confirmed that the emerging Playing Pitch Strategy would assist in determining the suitability of the proposal and whether it justified a valid exception to policy. Members were updated at the meeting that, despite Sport England having been provided with additional information regarding the Council's Playing Pitches Strategy, it had not been able to provide any further comment prior to the meeting. However, it was expected

that this response would be received by 27<sup>th</sup> February 2009 and, accordingly, a revised recommendation was put before Members to take this into account.

As set out on the tabled update sheet, the Council's Sport & Recreation officers had identified that the proposed sports and leisure facilities had been driven by recommendations from consultation and were in line with the its Sports & Leisure Facilities Framework 2007-2027. These facilities would be made accessible to the community, Abraham Darby Academy pupils, Woodlands Primary pupils and other Telford South feeder Primary Schools.

In accordance with the relevant Local Plan Policies the landscape, open space, and the value of woodland and trees to the area would be enhanced and protected. A bat activity survey and extended phase 1 habitat survey had been submitted with the original planning application and Natural England had asked that internal and external activity surveys be undertaken prior to determination to conform to national guidelines. To date it had not been possible to complete both surveys, as the bats were currently in hibernation and it would not be possible to align the timescale for this survey with the BSF programme timescales. Consequently the application needed to be considered on its current merits but, notwithstanding the objection from Natural England, it was considered that a pragmatic approach should be adopted as internal surveys had provided no evidence of the presence of bats. As the existing buildings were not likely to be demolished for two/three years, the application of appropriate conditions should be able to provide the necessary safeguards/mitigation should bats ever be found there. In the updated information, as tabled, the Council's Ecologist recognised the problems in accessing the roof spaces identified as having bat potential and recommended the inclusion of appropriate conditions. Similar concerns had been raised by Shropshire Wildlife together with comments that, existing trees, hedges, etc should be retained wherever possible and that works should avoid bird nesting areas/times, and the opportunity taken to make enhancements.

Any development of this scale would have a significant impact upon its surroundings but the proposal had been designed to minimise its impact whilst providing a modern, integrated and visually improved facility. The design concept was considered to be acceptable in principle subject to a high quality design being secured in due course. This would include the detailed lighting design proposals but the applicant had already ruled out the use of flood lighting, as the principles of Secured by Design, supporting natural surveillance and security on the site, would be applied.

The responses of the statutory and non-statutory consultees were detailed in the report. Severn-Trent Water Authority and the Environment Agency had no objections but had requested the inclusion of appropriate conditions. Madeley Parish Council had raised a number of concerns relating to accessibility and internal linkages within the site, in particular the proposed closing of the Right of Way No. 36 (Madeley). A petition with 203 signatures objecting to the proposal had been received stating the proposal would have serious negative implications for the local community, as summarised in the report.

On balance, however, it was considered that the site was a longstanding community facility with established links to the wider transport network and, therefore, the principle of a similar type of development within the site was acceptable. The proposed facilities and associated measures would significantly enhance the social and community provision and improve these links. As the layout and design had responded to the surroundings and provided a suitable level of mitigation to offset any negative impacts, the multi-use proposal was, therefore, considered to be a sustainable development and appropriate for the site.

Councillor G.M. Green addressed the Board on behalf of the residents of Madeley in her capacity as a local Ward Member. She said that the majority of residents welcomed the application as a first step in securing external investment to ensure a future of educational and leisure excellence for people in the Madeley area. However, the possibility of retaining the 1930s fascia had been raised as locally there remained much affection for the building. Should the application be approved, Councillor Green asked that a number of broad themes, which she outlined to Members, should be considered by the Planning Authority at the detailed design stage. These included highways and access issues and the net loss of playing fields on the site, together with the impact of the proposal upon residents on the periphery.

Members, having made a site visit, welcomed the proposal as meeting the Council's duty to provide people in Madeley with the very best facilities.

**RESOLVED** – that with regard to planning application W2008/1290, should the Sport England holding objection not be withdrawn, the application be referred to the Government Office for the West Midlands regarding the development of playing fields and that, should the application not be called in, delegated authority be granted to the Head of Planning & Environment to grant outline planning permission subject to the conditions in the substantive report.

*(Councillor I.T.W. Fletcher returned to the meeting and resumed the Chair and Councillor G.M. Green returned to the meeting).*

(c) W2008/1324 – Land off Prince Edward Crescent, Malinslee, Telford, Shropshire

This application sought outline planning permission for a maximum of thirteen semi-detached and terraced affordable residential bungalows on a site currently used as a public open space, together with the relocation of an improved local equipped play area (LEAP). Access and layout of the site were to be considered at this stage with all other matters being reserved for later consideration. The proposal was for 100% affordable housing, in association with the requirement for the Malinslee local centre redevelopment, and of a type and size in accordance with the identified need for the local area in accordance with Policy H23 of the Wrekin Local Plan.

The garden lengths of the proposed plots and the separation distances to the adjacent properties, as set out in the report, were considered sufficient to ensure there would be no adverse impact on the amenities of neighbouring

properties given that this would be a single storey development. The garden sizes, whilst small, were considered adequate for the size and type of dwelling but, to ensure that adequate garden space was retained and there was no inappropriate development within the roof space, permitted development rights for extensions to the property, roof alterations or dormer windows and curtilage buildings would be removed.

The land was not designated as Green Network but provided a multifunctional leisure, recreation and amenity area in a very densely developed area. Whilst the current LEAP provided for children aged 3–12 years, provision for those up to the age of 6 years would be more appropriate in this location. As this would result in the loss of play provision for older children of 7–12 years the Council's Sport & Recreation Officer considered that this should be part of an overall scheme for the funding of future play provision in the Malinslee area including the provision of a NEAP and had requested an appropriate condition be applied to any approval.

The proposal would result in the loss of some open space provision, in particular the redundant ball court, but this was considered acceptable as the re-development at the Malinslee Centre would provide a new multi-use games area and skate park. The new LEAP would be located to the south of the development site with the nearest existing residential properties being 20m from the new facility with the new dwellings being at least 20-25m away. Given the age of the residents, it was considered necessary to limit the play provision to a design for the under 7s to ensure that there was sufficient distance separation from neighbouring properties and thus no adverse impact on their amenities in terms of noise and disturbance. In addition the layout of the new housing facing the LEAP would provide an increased level of surveillance, particularly if the proposed landscape bund was kept at a lower level than the existing play facility so as to reduce the potential for anti-social behaviour. In order to ensure that adequate play provision was maintained on the site, a condition would be included to ensure the new facility was constructed prior to the removal of the existing facilities, in accordance with Policy LR4.

The Council's Highways Engineer had raised no objections subject to a condition requiring construction details of the new road, street furniture and access for construction traffic. He had accepted that the most appropriate access point to the site would be from Prince Edward Crescent, currently a cul-de-sac with a relatively narrow carriageway. As the traffic movements arising from this type of development would be considerably less than for more traditional housing, they could be incorporated within the existing network without having a detrimental impact on highway safety. The parking provision was for one allocated space per dwelling and three visitor spaces, which was acceptable given the size of the proposed dwellings and the highly sustainable location with access to a frequent bus service.

The Council's Arboricultural Officer had no objections subject to conditions regarding tree protection and replacement to ensure the retention of the existing boundary tree belt. The Council's Geotechnical Engineers and Land Contamination Officer considered that the applications were acceptable

subject to conditions on the further investigation of shallow mining and land contamination.

Three letters of objection had been received, the contents of which were summarised in the report. Having regard to local objections and planning policy and guidance, officers considered that, on balance, the principle of residential development and new play provision on this site was acceptable subject to appropriate conditions.

**RESOLVED** – that with regard to planning application W2008/1324 outline planning permission be granted subject to the conditions as set out in the report.

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

This application had been deferred at the meeting of the Board on 4<sup>th</sup> February, 2009 in order for Members to make a site visit. The Planning Officer reminded Members that this was an outline planning application with all matters reserved, including siting or appearance. This meant that officers had to assess future likely forms of development and to make assumptions as to the nature of development, i.e. single or two-storey and the likely location of any dwelling within the site. In this particular instance, the variety of positions for a dwelling would be limited, as it would also be necessary to ensure access/driveway and sufficient private garden space. The Council's Highways Officer had objected to the application on the grounds of insufficient visibility splays and inadequate turning space.

Councillor Adam Stanton, the Ward Member, was invited to address the Board in support of the application and provided measurements to refute the views of the Highway's Officer. In addition, he considered that the remaining garden area would be adequate and informed Members that the applicants were willing to reduce the size of the windows looking onto the existing property in order to address any concerns relating to overlooking.

Some Members considered that the site was adequate for the proposed dwelling while others agreed with the officers' view that the site was too cramped and the proposed scheme would not be in keeping with the character of the surrounding properties. On being put to the vote, four Members voted in accordance with the recommendation to refuse and four voted against the recommendation. The Chairman, in exercising his casting vote, supported the recommendation for refusal.

**RESOLVED** – that with respect to planning application W2008/1359 planning permission be refused for the following reasons:

1. **The Local Planning Authority considered that the proposal would lead to overdevelopment and a cramped form of development of the garden plot of No.7 Vauxhall Crescent, in an area characterised by established spacious gardens, to the detriment of the character, appearance and pattern of the area, in particular the form of the properties in Vauxhall Crescent. Accordingly the**

development was contrary to Policy CS15 of the Local Development Framework Core Strategy, Policies UD2 and H6 of the Wrekin Local Plan 1995 – 2006 and national guidance contained in PPS1 and PPS3;

2. The Local Planning Authority considered the proposal was unacceptable and would have an adverse impact on the residential amenity of adjoining properties, leading to overlooking and loss of privacy of the proposed and existing properties, and would result in an inadequate amount of private amenity space for both the proposed dwelling and No.7 Vauxhall Crescent. The development was therefore contrary to Policies UD2 and H6 of the Wrekin Local Plan 1995 – 2006;
3. The Local Planning Authority considered that insufficient visibility splays could be provided on to Longford Road within the application site. Furthermore, there would be inadequate space within the site to provide sufficient turning for vehicles manoeuvring from the access, leading to potential highways danger. Accordingly the proposal is contrary to Policy CS15 of the Local Development Framework, and Policies UD2 and H6 of the Wrekin Local Plan 1995 – 2006.

- (e) W2009/0035 – Open Space Adjacent to B5061, Ketley Brook, Telford, Shropshire

This application by Telford & Wrekin Council sought approval for the construction of a bicycle track or 'Pump Trail' throughout an area of public open space which was mostly covered by a young plantation of trees and shrubs. The area was currently used as a short footpath link from the nearby residential area to the Wrekin Retail Park.

The site was located in the Green Network and Policy OL4 permitted development in such an area if the criteria, as described in the report, had been met. Development of the site would meet the both the requirements of Policy LR4 of the Wrekin Local Plan, which sought to achieve National Playing Fields Association minimum targets for outdoor recreational open, and the requirements of the Council's Outdoor Recreation Strategy.

While the facility would be open for all children of an appropriate age it had been designed for older children who were able to use bikes and, therefore, no supervision would be provided. The Council's Leisure Services considered that the equipment to be provided was of a very high quality, built to withstand the rigours of use by young children. A management regime for the site was proposed, including regular visits at least twice per week to carry out litter picking and safety inspections every six weeks, which was above the national standard for play facilities. Similar facilities elsewhere in the Borough had led to a reduction in crime and anti-social behaviour and for this reason had been supported by West Mercia Police. This facility had been sited further away from dwellings than was normally the case whilst still being visible.

The proposed development would involve the movements of earth to construct the jumps of the trail but, due to the retention of the trees, the exact route could not be agreed until the undergrowth had been cleared and any potential hazards identified. Therefore, it would be difficult for a landscaping plan to be approved before the development was implemented but the trail would be agreed onsite with the Leisure Services Engineer and the Council's Woodlands Officer to ensure it was adequate and had a minimal impact on the landscape.

Objections had been received from Wellington Town Council together with three letters of objection and two petitions signed by local residents, as set out in the report. Updated information tabled at the meeting included a summary of a further three letters of objection received and made reference to the assessment of need identified through consultation by the Council's Leisure and Recreation department. As the children would be local to the area, there should be little need for facilities such as toilets and there should be little increase in traffic except for bicycles. The Council's Highways Team had raised no objection to the proposal and the Council's Woodlands Officer was involved with the scheme to mitigate any detrimental impact. It was considered that the proposal would have no detrimental impact on the visual or residential amenities of the area and no adverse impact on the natural environment.

Councillor A.D. McClements, the Ward Member, had requested that her comments be tabled at the meeting. This stated that while she was, in principle, supportive of the need for a recreational facility, she wished to draw Members' attention to the concerns of the residents of Highway View and Manor Rise regarding the possibility of anti-social behaviour. She, therefore, requested that, should the application be approved, assurances be given that there would be close monitoring of the site by the police and the Council.

The majority of Members welcomed the application as providing much needed facilities but concerns were raised regarding the proximity of the site to Whitchurch Drive. In response the Head of Planning & Environment recommended that the application be approved but undertook to pass Members' comments on to the appropriate Leisure & Recreation Officers and to stress the importance that they attached to the maximisation of the safety of children using the site.

**RESOLVED – that with respect to planning application W2009/0035 planning permission be granted subject to the conditions as set out in the report.**

(f) W2009/0053- Boring Mill Cottage, 24 Dale Road, Coalbrookdale, Telford, Shropshire

This application by an officer of Telford & Wrekin Council sought permission to install a replacement window and door into a two storey garage/outbuilding, the replacement of railings around a parking area, and the laying of a patio in conjunction with additional railings. It also included two locations for the installation of a satellite dish on the property, one on the north-east corner and one on the western edge of the garage building depending on the best

reception point. The property, which was listed as a building of local interest, was located on a large slope, with the rear of the property being stepped to a much higher level than that at the front. Within the rear garden a two storey building incorporated a garage at first floor level, accessed from the road to the rear.

The window and the door would replace the existing timber windows and doors, which were not of a traditional character and appearance. Their replacements would be of a timber construction sympathetic to the property and to the World Heritage Site. The installation of black metal railings around the raised parking area and in the garden area, together with the laying of a patio between the dwelling and the two storey outbuilding, were of a design and appearance sympathetic to the dwelling and to the World Heritage Site. The proposed railings would not encroach on to the highway and, therefore, would not be detrimental to the amenities of highway users.

Members were informed at the meeting that, following the concerns expressed by the Council's Conservation Officer, amended plans had been received whereby the location for the satellite dish on the garage building had been moved to the corner where it would not be as prominent being screened by the garage building and the surrounding woodland. An appropriate additional condition to ensure the development was in accordance with the amended plans was recommended for approval.

**RESOLVED – that with respect to planning application W2009/0053 planning permission be granted subject to the amendment of the second satellite and to the conditions as set out in the report, with the addition of condition C120 – Development in accordance with amended plans.**

(g) W2009/0077 – Tan Bank Car Park, Wellington, Telford, Shropshire

This application by Telford & Wrekin Council sought permission for the removal of five trees on the site, a minor crown lift to one other tree, and the killing of ivy on other trees in order to improve the surveillance of the area. The area in question was a slightly raised shrubbery on the edge of the Tan Bank Car Park, which separated the area from the Church to the east. It was also sited to the rear of the 'Pussycats' Night Club, which acted as a drop-off and pick-up point for its customers.

It was considered that the trees and foliage at the edge of the Car Park provided little amenity value and hampered surveillance of an area of night time activity. Therefore, the proposed works would not be detrimental to the character of the Conservation Area and would also increase surveillance and security of the area.

Members were informed at the meeting that Wellington Town Council had confirmed that it had no objections to the proposal.

**RESOLVED – that with respect to planning application W2009/0077 consent for tree works in a Conservation Area be granted with the following informative:**

**It was advised that the works to the trees hereby approved were carried out to a reasonable standard in accordance with the relevant recommendations of British Standard 3998: 1989, to ensure that the proposals hereby approved complied with current best practice for carrying out tree works**

(h) W2009/0083 – Land at Sutton Way, Sutton Hill, Telford, Shropshire

This application was for a fifty-six day determination under Part 24 of the Town & Country Planning (General Permitted Development) (Amendment)(England) Order 2001 for the erection of a 12.5m. monopole with associated equipment cabinets and ancillary development. As a telecommunications determination application the decision whether to grant or refuse prior approval could be based upon the siting and appearance of the installation. Councillor A.A. Mackenzie, Ward Member, had requested that the application be determined by the Plans Board rather than under delegated authority.

The installation would be sited within a row of 10m. high lighting columns on the grass highway verge running along Sutton Way to the west of Great Hay Drive. To the rear of the grass verge was a well established row of trees and the other side of the road was a grassed and tree planted area of informal open space with a play area beyond. The surrounding residential areas consisted mostly of medium/high density dwellings to the north of the site and low density to the south.

The proposed monopole would be situated on the same line as the existing lighting columns and would be of a slim, uncluttered design, the antenna being enclosed in a plastic shroud. Although it would differ in appearance from the existing angled street light columns, it would be in effect an additional item of street furniture and, as such, would not be significantly visually intrusive. As requested by the Council's Highways Office, the associated ground equipment cabinet had been relocated back from the carriageway edge to ensure that the visibility splay when leaving Great Hay Drive was not obstructed. There was no fenced compound proposed, and it was normal to find various types of electrical equipment cabinets and relay boxes alongside urban roads.

The properties diagonally opposite did not directly face the site as their rear elevations faced Sutton Way. On balance the proposal was considered acceptable in an urban residential area, where the appearance of a slimline street works monopole would not significantly detract from the character of the area or appear as visual clutter. Proximity to dwellings was not a planning issue provided that, as in this case, the application included an ICNIRP Declaration regarding emissions and that the installation satisfied planning considerations regarding the siting and appearance of development.

The site was located within the Green Network to which development proposals were expected to contribute or provide community and environmental benefits. Whilst it was acknowledged that the proposal would not contribute to the aims and objectives of the Green Network, due to the small footprint of the proposal there would be no adverse impact upon wildlife

or enjoyment of the informal open space. It could also be argued that the proposal would have a community benefit by way of improved coverage. It should be noted that many of the grass highway verges within Telford & Wrekin had been defined as Green Network in the adopted Wrekin Local Plan.

Updated information tabled at the meeting set out the objections made to the proposal by Madeley Parish Council. In addition a petition containing 336 signatures objecting to the proposal had been received together with 205 copies of a duplicate letter, the contents of which were summarised in the tabled sheet. In total 43 letters of objection had been received raising the same issues as cited in the Plans Board report and comments received relating to concerns about the safety of masts near to schools. An additional statement on behalf of SHAM (Sutton Hill Against Masts) had been received, the points raised being summarised on the update sheet. Guidance contained within PPG8 advised that operators should discuss proposals with the relevant body if the installation was to be placed on or near to a school. However, in this instance the mast was neither on nor near a school or its playing fields.

PPG8 also encouraged Local Planning Authorities to respond positively to telecommunications proposals while protecting the environment from visual intrusion. The applicants had included an 'ICNIRP Declaration' which confirmed that the site was designed to be in full compliance with the requirements of the radio frequency (RF) guidelines of the International Commission on Non-Ionizing Radiation Protection.

Objectors had put forward alternative sites on the Great Hay Golf Course but the applicant's agent had confirmed that these were not suitable from a radio coverage perspective as they were too remote from the urban target area the radio planner needed to cover and were hindered by the topography.

Councillor A.A. Mackenzie, the Ward Member, was invited to speak to the Board. He said that the main issue was the proposed location of this corner site and its function as part of the local woodland environment. The site was a 'gateway' into Telford and, as such, would be adversely affected by this installation on the brow of a hill. In conclusion he said that the monopole would be visually intrusive and detrimental in terms of environmental amenity terms. However, he stressed that the local residents were not opposed to the installation in principle but just in this particular location and he asked that the offer from the Great Hay Golf Club for a site to be identified on its land be followed up.

Members, having made a site visit to the proposed location, spoke in support of Councillor Mackenzie and his request that alternative sites be investigated. In response to a suggestion that the application be deferred to allow for this, the Head of Planning & Environment advised Members that the regulations concerning such applications meant that they could only be either approved or refused. He further advised that, as the proposed monopole would be very similar to others previously approved, the application should not be refused on the basis of exceptional appearance but Members could ask officers to pursue negotiations with the applicant and the Great Hay Golf Course with a view to

identifying an alternative site. However, he advised that, if the applicant considered that the application fulfilled all the necessary requirements and that this was their preferred site, then an appeal against refusal to the Secretary of State was likely to be successful.

**RESOLVED** – that with respect to planning application W2009/0083 be refused and the Head of Planning & Environment be granted delegated authority to re-open negotiations with the applicant to identify an alternative site.

**Reason for Refusal:** The Local Planning Authority considered that the site proposed by the applicant was inappropriate.

**PB-88**        **SITE VISITS**

None.

**PB-89**        **PLANNING APPLICATIONS DEALT WITH UNDER DELEGATED AUTHORITY**

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

The meeting ended at 7.40 p.m.

**Chairman:**

**Date:**