

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 11th June, 2008 at 6.00 p.m. in the Civic Offices, Telford

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

ALSO PRESENT: Councillor R.K. Austin for planning application W2008/0537

PB-1 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 21st May, 2008 be confirmed and signed by the Chair.

PB-2 APOLOGIES FOR ABSENCE

None.

PB-3 DECLARATIONS OF INTEREST

Councillor J.A. Francis declared a personal interest in planning application W2008/0473 and Councillor M.J. Smith declared a personal interest in planning application W2008/0537 in his capacity as Ward Member.

PB-4 PLANNING APPLICATIONS FOR DETERMINATION

(a) W2008/0105 – Land off Park Lane, Woodside, Telford, Shropshire

This application for the erection of 191 dwellings had been approved by the Board at its meeting on 19th March, 2008 subject to a Section 106 Agreement, the update sheet tabled at the meeting and to the additional highways conditions as recommended by the Highways Engineer.

In considering the details of the conditions, the applicants had indicated that the amended highway conditions (numbers 21 and 22), as drafted were in conflict with the officer update permitting a limited number of dwellings on the site and would effectively preclude implementation of the development. The applicants had, therefore, drafted a revised condition which allowed for the development of up to 50 dwellings on the site before the completion of the traffic management works thus drawing both conditions together in a clearer format.

Following discussions with the Highways Engineer, it was considered that the development of 50 dwellings could be accommodated within the current highway arrangements without the necessity for the traffic calming scheme to be implemented. Accordingly, a revision to the original condition and the

deletion of the Highway Engineer's first recommended condition (number 21) was recommended to Members. In support of the revised condition, it was recommended that a new informative be attached to the decision.

In light of the recent changes to the housing market, the applicants had re-evaluated the mix of housing types contained within the scheme and, to reflect these, had proposed a number of amendments to the houses on site. The changes would not alter the number of units on the site, which remained at 191, or impact on the matters of affordable housing provision or commuted sum payments, or result in an unacceptable standard of amenity or overlooking. The revised layout also included changes to the main frontage facing Woodside Avenue and officers considered that the revised layout was, therefore, acceptable.

RESOLVED – that with respect to planning application W2008/0105 delegated authority be granted to the Head of Planning & Environment to grant planning permission:

(a) **subject to the applicant entering into a Section 106 Agreement to provide financial contributions towards the local centre, environmental improvements to the Green Network and the provision of affordable housing;**

(b) **subject to the conditions as set out in the amended report tabled at the meeting of the Plans Board on 19th March 2008;**

(c) **subject to the following amendment to resolution (c)(i) of the Board on 19th March, 2008:**

“Prior to the first occupation of the 51st dwelling, a scheme of traffic calming/management works to Park Lane indicated on the approved planning layout plan (RDC drawing no 100/02, or any subsequent planning layout as may be agreed in writing) shall be completed unless otherwise agreed in writing with Local Planning Authority”;

(d) **subject to the following additional condition as agreed at the Plans Board of 19th March, 2008:**

“Prior to the commencement of development full road and footway construction, street lighting and drainage details for the internal roads, including longitudinal sections and drainage outfall shall be submitted and approved in writing by the Local Planning Authority;

(e) **subject to the following amended Informative:**

“An agreement between the applicant and the Local Highway Authority under Section 278 Highways Act 1980 or such other mechanism as may be agreed with that Authority is expected to

be required in respect of the traffic calming/management works to Park Lane. Such agreement or other such mechanism shall address the full construction details of those works including street lighting, drainage, signing and road markings.”

The Chairman stated that the following application would be determined before determination of planning application W2008/0372.

(b) W2008/0375 – Land at Greenacres Farm, Stanton Road, Ellerdine Heath, Shropshire

The application sought planning permission for the erection of a free range poultry unit and associated infrastructure on a site currently used for turf growing and surrounded by native hedges (see also planning application W2008/0372). The birds will be free to roam on the fields immediately outside of the poultry unit.

The proposed poultry unit, to be situated centrally within the applicants' fields to the south of the Stanton Road, would have an overall floor area of approximately 1,450 sq. metres and a height to the ridge of 5.8 metres with the external feed hoppers being approximately 6.4 metres in height. It would be clad in dark stained timber panels with a dark blue profile sheeting roof.

The main consideration with regard to this scheme was the impact that the unit would have on the visual character of the surrounding area given that the character of Ellerdine Heath was predominantly flat and exposed being only occasionally interspersed with hedgerows for the boundaries. The applicants had located the poultry unit parallel to the existing conifer tree bank which ran to the side of the site and would provide a year-round backdrop to the poultry unit. In respect of the relative heights of the poultry unit and the trees, the unit was less than half of the height of the screening behind and, accordingly, would not be as prominent a feature in the landscape as it might have been in other locations as it would be obscured from view to vehicles approaching the site from the west.

In addition to the existing landscaping the applicants had also proposed the planting of three dense groupings of trees between which there would be a more open form of planting. This would effectively mask the poultry unit from public view in years to come and result in the fields effectively becoming woodland which would have the added advantage of enabling the applicants to sell their eggs on for a premium as woodland eggs.

The Council's Environmental Health Officer had given consideration to the issues of noise, odour and dust and, in particular, to the sixty week clearing cycle. Additional evidence had been requested from the applicants in respect of noise and it was understood that the proposed unit would not have a detrimental impact on existing noise levels and the amenities of residents despite the relative quiet that existed in the locality at present. In respect of odour, it was noted that waste removed from the premises would not have a notable impact on levels during the production and storage stages as any

particular disruption would occur during the spreading of waste on areas not currently put to feeding by the birds. In respect of dust pollution, the applicants had been requested to submit additional evidence and it was understood that additional supporting material would support the fact that dust emissions would not be detrimental to the surrounding area. When considering these issues, Members noted that that planning permission had previously been granted for a separate free range poultry unit on the northern side of the road and in closer proximity to residential dwellings than the proposed unit. Consideration had also been given by the Highways Engineer to the proposed number of vehicle movements and no objection to the proposal had been raised on this matter.

It was, therefore, considered that the proposed development, subject to the details of the supplementary evidence, would not have a detrimental impact on the amenity levels of nearby residents or have a harmful visual impact on the character of Ellerdine Heath.

RESOLVED – that with respect to planning application W2008/0375 planning permission be granted subject to the conditions as set out in the report.

(c) W2008/0372 – Land at Greenacres Farm, Stanton Road, Ellerdine Heath, Shropshire

This was an application for outline planning permission for the creation of a temporary agricultural worker's dwelling to serve the previously approved poultry unit (W2005/0587) and the proposed new free range poultry business at the Farm (see application W2008/0375). The application site was located to the south of Stanton Road in Ellerdine Heath and was currently used for turf growing. It was surrounded by native hedges with a small pond and cluster of trees lying to the south of the site on the boundary. A deep conifer tree bank lay immediately to the west of the site.

Planning permission (W2008/0375) had previously been granted for a residential dwelling in association with the approved poultry business to be situated on the northern side of Stanton Road. Therefore, the applicants were not seeking permission for a second dwelling but to re-site the existing unit to a more central location that could best serve the two sides of the road. It was proposed that the temporary dwelling be sited approximately 35 metres from the main road adjacent to the existing access and surrounded by new landscaping consisting of hedgerows and trees. In due course, should the enterprise prove successful, the applicants had indicated that a permanent dwelling would be sited slightly closer to the main road in front of the existing temporary unit which, when removed, would allow space to be created for a garden to the rear of the new house.

Whilst the proposed building would be visible from the road when first erected, it was considered that the proposed landscaping would soften the edges to the development and minimise its impact on the character of the area. This could be further enforced through conditions in respect of the colour and

appearance of the temporary building to ensure that it was painted either green or a dark colour as opposed to being a bright visual feature in the landscape. The site, when landscaped, would lend itself well to the siting of a dwelling given that Ellerdine Heath was, to a certain extent, an area characterised by a series of individual dwellings situated close to the roadside as opposed to the more traditional cluster of properties in a village pattern.

Due to its central location, it was felt that the building would be better sited to meet the needs of either poultry unit, thus allowing the occupant to respond to the welfare needs of the poultry on either side.

In respect of the tests as prescribed in PPS 7, advice had been sought from Reading Agricultural Consultancy on the financial appraisal submitted by the applicants and the functional test matters. Given the scale of operation being proposed across the two sides of the road and the fact that the applicants had already secured permission for a temporary dwelling for the northern site, it was felt that the relevant tests had been met. Consideration had also been given to whether any existing properties were available within the immediate vicinity of the birds to avoid the necessity of a separate dwelling being constructed in the countryside. However no such property was available and, as a result, no objection was raised to the current proposal.

It was considered that the proposed agricultural worker's dwelling was, therefore, acceptable and, subject to conditions and a Section 106 Agreement to secure its ongoing use as an agricultural worker's dwelling, the application was recommended for approval.

RESOLVED – that with respect to planning application W2008/0372 delegated authority be granted to the Head of Planning & Environment to grant outline planning permission subject to the applicant entering into a Section 106 Agreement to provide for the voluntary revocation of planning permission W2008/0591 and to the conditions as set out in the report.

(d) W2008/0381 – Land at the junction of New Street/Slaney Street, Oakengates, Telford, Shropshire

The Chairman informed the Board that this application had been withdrawn.

(e) W2008/0473 – Former Dale End Garage, Dale Road, Coalbrookdale, Telford, Shropshire

The Chairman informed the Board that this application had been deferred to allow for due consideration to be given to the comments of the Environment Agency regarding potential flooding.

RESOLVED – that planning application W2008/0473 be deferred to a future meeting of the Board.

(f) W2008/0527 – Short Wood School Limekiln Lane, Wellington, Telford, Shropshire

This application by Telford & Wrekin Council requested retrospective planning permission for the construction of a tarmac hard surface multi use games area with 3 metre high dark green ball-stop fencing to provide a formal court, and an access path. The works were retrospective as the construction of the games area had needed to coincide with the access arrangements for the footpath link to the adjacent school site, on which work had already commenced. The games area had now been completed and in operation since mid May 2008.

The layout of the games area had altered from that indicated on the outline planning application, due to the poor ground conditions in the original location. The new site would be perpendicular to the boundary with properties along Holyhead Road and would result in the loss of thorn hedging to allow for the re-grading of the land and to ensure that the games area could be viewed from the school building of safety reasons. However, in this context the loss was considered to be acceptable and would not adversely impact on the character and appearance of the wider area. The proposal was unlikely to have a detrimental impact on the neighbouring residents given the separation distances, the ground level difference and the hedged boundary. In addition, there would be no lighting of the games area and, as it was within the school grounds, there would be no public access outside of school hours.

Members expressed their concern that the Council had submitted a retrospective planning application and it was agreed that a letter be sent to the Corporate Director: Children & Young People stating that the Board did not countenance such applications and had only approved this one with great reluctance.

RESOLVED – that with respect to planning application W2008/0527 planning permission be granted subject to the conditions as set out in the report.

(g) W2008/0537 – 26 Wheatley Crescent, Hadley, Telford, Shropshire

This application sought planning permission for a two storey extension to the rear of the existing side and rear extension together with a flat-roofed first floor extension over the existing ground floor rear extension. It was also proposed to erect a conservatory.

The property was a two-storey semi-detached house of traditional appearance with a hipped roof situated at the end of a residential cul-de-sac within the built-up area of Telford. It had previously been enlarged with a two storey side and rear extension and a ground floor rear extension. No.24 also featured a two storey side and rear extension of similar size and form to that at No.26.

The Council recognised that extensions could provide a means of adapting dwellings to family needs especially where dependent relatives needed to be

provided for within their own home. It was accepted that, in this case, the applicants had exceptional circumstances regarding the need to provide special care for their autistic son at home and that these requirements resulted in the need for specific extra accommodation. However, it was important to take into consideration the extent to which the dwelling had already been enlarged. The cumulative effect of previous alterations and extensions had to be taken into account in determining whether the proposal would have a detrimental impact on the existing building and the surrounding development. Combining the floor area of the existing extensions with the current proposals, excluding the proposed conservatory, would result in a total additional floor area of 130 sq. metres thereby more than doubling the size of the original house, to the extent that, particularly from the rear, it would be overwhelmed and dominated.

The appearance and form of the proposed rear extensions would not respect the character of the house as the main two storey element (combined with the existing two storey extension), would project a total of 8.5 metres from the original rear elevation. The flat roof of the first floor extension would be out of character and would also be detrimental to the amenities and outlook from the rear of the adjoining No.25. Overall, the resultant extended dwelling would be visually intrusive, particularly from the rear of Nos. 72 and 74 Hadley Park Road, and would also affect the outlook from the rear of the new development of flats reaching completion.

Therefore, on balance, it was considered that the special circumstances in this case should not override the established planning policy objective of allowing neighbourly development which respected the amenities of adjoining properties and the character of the area.

Councillor R.K. Austin was invited to address the Board on behalf of the applicant. He informed the Board that the application had been submitted to provide accommodation to ensure that the applicant's autistic son could continue to be cared for at home in familiar surroundings. The proposed accommodation would allow the extended family of four adults and three children to remain in the property and to provide family support to the parents in the care of their son. As a result of his autism, the parents needed to provide twenty-four hour care for their son and the additional accommodation would allow them to care for him during the night without disturbing the rest of the family. The family's long term intention was to have a live-in carer if space was available. Moving to a larger property would not be a viable option given the cost of a house of the necessary size. Approval of this application would allow previous extensions to be consolidated and, by building onto the existing gable end, would have the additional benefit of removing the harshly patterned brickwork.

Councillor M.J. Smith also spoke in support of the application and referred to the family's dedication to their son over many years. He said that, whilst the application might be judged to be over-development from a professional planning perspective, he considered that it could easily be accommodated on the existing site without any detrimental effect to neighbouring properties.

In response to a question from Councillor H. Rhodes regarding the consultation responses, it was confirmed that one objection had been received from the resident of 74 Hadley Park Road. However, as tabled, Hadley & Leegomery Parish Council had no objections.

Two Members indicated that they would like to visit the site before coming to a decision on the merits of the application and it was, therefore

RESOLVED – that determination of planning application W2008/0537 be deferred to the meeting on the 2nd July, 2008 to allow for a Site Visit to be made.

(h) W2008/0556 – Telford Railfreight Terminal, A518 Donnington, Telford, Shropshire

This application by Telford & Wrekin Council sought planning permission for the erection of five buildings, within a small complex with staff/visitor parking, required for the operation and functioning of the Railfreight Terminal. The application site for buildings 1, 2, 3 and 5 lay to the north of the proposed railway track, between the tracks and the roundabout/A518. Building 4, the gatehouse, lay approximately 380 metres west of the ramped terminal access.

The buildings would be simple and grouped together on land at a lower level than the A518 so that their impact would be minimal to road users. Residents of Stanmore Drive would have limited views of the buildings due to the separation distance and the 5 metre high landscaped acoustic bund that would be erected along the southern boundary of the Railfreight site and along their rear gardens. Therefore, it was considered that the proposal would not have a significant impact on residential amenity.

RESOLVED – that with respect to planning application W2008/0556 planning permission be granted subject to the conditions as set out in the report.

(i) W2008/0573 – High Ercall Primary School, Church Road, High Ercall, Shropshire

This application by Telford & Wrekin Council sought planning permission in respect of the erection of a single storey extension to the existing two-storey Victorian building to provide two classrooms, staff room, boys/girls lavatories, and a reception area. The school also comprised a larger, modern single storey main building and demountable timber building currently used as a pre-school nursery. The extension would be located on part of the school playing field which had previously been used for a demountable unit moved under application W2007/0778. The extension would enable the classes in the Victorian building to be relocated to the main school. In turn, following refurbishment, the pre-school unit would be relocated in the Victorian building from the temporary demountable unit, which would then be removed from the site.

The scale, form and massing of the proposed single storey extension was deemed proportionate to the existing main school building and the design was appropriate to the context of the modern school building and would not have a significantly detrimental impact upon the surrounding area properties, as the extension would be located a minimum of 40 metres from any neighbours and would be partly screened by the existing boundary treatment.

RESOLVED – that with respect to planning application W2008/0573 planning permission be granted subject to the conditions as set out in the report.

PB-5 SITE VISIT

RESOLVED – that in respect of planning application W2008/0537 a Site Visit be made on 2nd July, 2008 at 4.00 p.m. prior to the meeting of the Board.

PB-6 PLANNING APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

The Board received for information details of planning applications that had been determined under delegated powers. Members noted that planning application W2008/0386 had been determined by the Board and not under officer delegated authority.

The meeting end at 6.40 p.m.

Chairman:

Date: