

## **PLANS BOARD**

### **Minutes of a meeting of the Plans Board held on Wednesday, 23<sup>rd</sup> July, 2008 at 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.

#### **PB-13        MINUTES**

**RESOLVED** – that the minutes of the Plans Board held on Wednesday, 2<sup>nd</sup> July 2008 be confirmed and signed by the Chairman.

#### **PB-14        APOLOGIES FOR ABSENCE**

None.

#### **PB-15        DECLARATIONS OF INTEREST**

Councillor J.A.Francis declared a personal and prejudicial interest in minute number PB-22.

#### **PB-16        PLANNING APPLICATIONS FOR DETERMINATION**

- (a) W91/0520 – Land to the rear of the Swan Hotel, Watling Street, Wellington, Telford, Shropshire

This application sought approval to discharge the Section 106 Agreement attached to the original planning permission (W91/0520) which prevented the bungalow to the rear of the site being occupied by anyone not solely or mainly employed or last employed in the Swan Hotel and the transfer or sale of this property independently of the Hotel. The reason for the Section 106 Agreement on the original application had related to highways issues of access and visibility.

The applicants now wished to discharge the Section 106 agreement to allow for the bungalow and hotel to be sold independently. The Council's Highway's Engineer had, therefore, recommended a number of alterations to the access and layout of the site to allow for adequate access to both the bungalow and the Swan Hotel, as detailed in the report. These works had now been completed and the Highway's Engineer was satisfied that the single access point off Mill Bank had been improved and was an acceptable access with adequate visibility for both the bungalow and the Hotel.

**RESOLVED** - that with regard to planning application W91/0520 an agreement under Deed to be entered into by all parties consenting to the discharge of the Section 106 Agreement dated 24 October 1991.

(b) W2006/0382 - Land at, Churchill Drive, Ketley Bank, Telford, Shropshire

This application sought outline planning permission for residential development with all matters reserved on a prominent site at the junction of Greyhound Hill and Churchill Drive. Whilst the site had the benefit of a Section 7(i) approval under the New Towns Act, English Partnerships had now agreed to submit new planning applications for all their undeveloped sites to take account of recent changes in legislation and government guidance.

The site lay within an area allocated as white land within the Wrekin Local Plan and adjacent to areas of Green Network, which included most of the wooded areas to the north and east of the site. The Council's Woodlands Officer had recommended that an appropriate stand-off from the existing trees surrounding the site of twenty metres be required by condition, and that the applicant undertake an arboricultural survey to identify any thinning and pruning that might be necessary in the surrounding woodland.

The site covered an area of approximately 0.45ha. of largely made-up ground comprising colliery spoil and a ground investigation had looked at the potential issues of land contamination, shallow mining, the existing mineshaft, and land stability. Although these meant that it would be a difficult site to develop, it was considered that, subject to appropriate remediation including treatment of the existing mineshaft, parts could be developed.

The proposed access to the site was off Churchill Drive, which would require the introduction of visibility splays, together with alterations to its junction with Greyhound Hill to provide improved visibility to the east. This would involve the removal of some of the trees, the extent of which would need to be agreed as part of any reserved matters application, and part of the embankment fronting Greyhound Bank. In addition, the existing public footpath and private vehicular access along the western boundary of the application site would need to be retained and safeguarded during construction works.

As the site was not suitable for use of soakaways all surface water drainage would have to be positively drained from the slope face to surface water sewers. There was a combined sewer along Greyhound Hill and the applicants had provided a copy of a letter from Severn-Trent Water Authority confirming that connection to the combined sewer in Greyhound Hill for both foul and surface water would be permitted as a last resort with run-off being limited to green field run-off.

The applicants had submitted an urban design concept plan, as required by Policy UD2 of the Local Plan, which suggested a layout of six dwellings, a density of around twelve dwellings per ha. This was very low in relation to the minimum requirements of thirty dwellings per ha required by PPS3 but, given the constraints on the site, it was considered appropriate. In order to meet the requirements of Policies LR4 and LR6 of the Wrekin Local Plan requiring all developments to make provision for recreational facilities, the applicants had

agreed to pay a contribution of £600 per dwelling towards off-site play facilities.

On balance it was considered that the site was suitable for residential development providing that the appropriate remediation works were undertaken and improvements to the highway carried out, all of which could be covered by appropriate planning conditions. Three letters of objection to the proposal had been received from nearby residents as set out in the report

Councillor H.Rhodes, the Ward Member, informed the Board of the concerns expressed by local residents regarding the vehicles currently parking on Greyhound Hill, particularly adjacent to the bend. The Highways Engineer explained that this was the reason for the proposed wide visibility splay. However, Members were of the opinion that a Site Visit would be useful prior to them making a determination on the application.

Members further commented that it would be useful for the local planning authority to be informed of any proposed land sales by English Partnerships. The Head of Planning & Environment agreed to request English Partnerships to give advance notification of future sales.

**RESOLVED – that planning application W2008/0382 be deferred to the next meeting of the Plans Board to allow for a Site Visit to be made.**

(c) W2008/0437 - The Malthouse, Springfields, Newport, Shropshire

This application was deferred at the meeting of the Plans Board held on 2<sup>nd</sup> July, 2008 to enable Members to further consider the proposal with the benefit of a site visit. Officers informed the meeting that the site visit had shown that the housing conversion scheme to the west end of the site appeared to be overlap the application site. As it had not been possible to clarify the boundaries of the two sites before the meeting, Members were requested to defer determination of the application until the next meeting.

**RESOLVED – that planning application W2008/0437 be deferred to the next meeting of the Plans Board to allow for the boundaries of the two sites to be clarified.**

(d) W2008/0650 - Donnington Wood Junior School, Leonard Close, Donnington, Telford, Shropshire

This application by Telford & Wrekin Council requested approval to extend the existing car park to provide an additional eighteen parking spaces on a sloping grassed area, which was already used informally as overspill car parking. The parking area would be of standard design and materials with tarmac surfacing and concrete kerbing in keeping with existing parking and drive access at the school site. As the development would be sited within the curtilage of the school and partly screened by the main building, demountables and the existing boundary hedge, it should not be prominent

from the Leonard Close road access and, therefore, have no adverse affect upon the amenity of the area.

The proposal had been measured against the Parking Standards identified in the Wrekin Local Plan but no evidence had been submitted with the application to demonstrate the need for the creation of an additional fourteen spaces over the minimum Local Plan requirements. However, additional information had been submitted which identified plans for the future amalgamation of the Infant School (currently located on Baldwin Webb Avenue) and the Junior School onto the same site. In the light of this evidence, it was now considered that the additional eighteen parking spaces would be appropriate. The Council's Highway's Engineer had no objections to the scheme in principle, but had advised that the current School Travel Plan should be reviewed and any permission subject to a condition that it was submitted to the Local Planning Authority for approval. Members were informed that no details regarding the approximate number of teachers relocating to the Junior School site from the Infant School had yet been received but this information had been requested to further demonstrate the need for the car park extension.

**RESOLVED – that with regard to planning application W2008/0650 planning permission be granted subject to the conditions as set out in the report.**

(e) W2008/0709 - Bridge View, 10, Tontine Hill, Ironbridge, Telford, Shropshire

This application was for the replacement of the upper floor windows to the building's front elevation, formation of a new letting bedroom with en-suite facilities on the first floor in place of existing dining room, and the change of use, renovation and alterations to the ground floor for use as a tea shop. The building was currently divided into a B&B on the first and second floors with a vacant retail unit on the ground floor. The applicant owned the adjacent No.11, which already had the benefit of planning permission for the formation of two letting bedrooms with a shop on the ground floor. There was a passageway between the two properties which would provide improved access to both buildings as Bridge View was only accessible via the external emergency stairs to the rear of the property.

As it had been considered that the proposed replacement windows would improve the façade, character and appearance of the building and would be in keeping with those of the other properties on Tontine Hill, Listed Building Consent had already been granted for these works. The change at first floor from a dining room to a letting bedroom with an en-suite was also considered acceptable, as it would not result in a change of use and would not have a detrimental impact on the amenity or privacy of neighbours.

The proposed change of use had been considered with regard to Policy SG12, which stated that changes of use which led to a loss of retail uses within Ironbridge should not be permitted unless it could be demonstrated that

the retail unit was no longer viable and had been unoccupied for a minimum of twelve months. Bridge View had been vacant since the autumn of 2006 and the applicant had undertaken a marketing viability appraisal of the potential to secure the long term occupation of the unit, the results of which were submitted to the Board as an update. This advised that an A3 use was the only viable option for the premises and, would have the additional benefit of being sympathetic to the surroundings whilst preserving the vitality of the Ironbridge centre. Members were advised that the change of use was acceptable as it would prevent the loss or deterioration of the Listed Building and would secure its long term survival.

Eight objections had been received on the grounds of the existing concentration of cafes and tea shops within the centre of Ironbridge and concern over the loss of a retail unit. These had been assessed against the relevant planning policies, as set out in the report.

The applicants had proposed opening times of 8 a.m. - 6 p.m. Monday-Sunday, including Bank Holidays, which was considered to be acceptable as it would not result in an adverse impact upon amenity and would further secure the vitality of Ironbridge Centre during peak times.

**RESOLVED** – that with regard to planning application W2008/0709 planning permission be granted subject to the conditions as set out in the report.

**PB-17            SITE VISIT**

**RESOLVED** – that in respect of planning application W2006/0382 a Site Visit be made at 4.30 p.m. on 13<sup>th</sup> August, 2008 prior to the meeting of the Board.

**PB-18            PLANNING APPLICATIONS DEALT WITH UNDER DELEGATED POWERS**

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

**PB-19            URGENCY RESOLUTION – SECTION 100b(4), LOCAL GOVERNMENT ACT 1972**

The Chairman made the following statement:

“I am of the opinion that the following items of business should be dealt with as a matter of urgency at this meeting in order to avoid any unnecessary delay.”

**PB-20**                    **PLANNING APPLICATION W2008/0594 – FORMER BRIDGE  
SPECIAL SCHOOL, BROOKSIDE, TELFORD, SHROPSHIRE**

This was an application from Telford & Wrekin Council in respect of residential development, with all matters reserved, on the redundant school site following its imminent relocation. The site lay within an area allocated as white land and green network within the Wrekin Local Plan and the applicants had submitted a suggested layout which retained the existing hedgerow, the majority of trees and involved no development of the green network. The site lay about 200 metres to the east of Brookside Centre with a regular bus service along Brookside Avenue and could, therefore, be considered to be accessible to a District Centre, as required by the relevant policies of the Core Strategy and the Wrekin Local Plan, and to be in a sustainable location.

With regard to the density of the proposed development, the applicants had submitted an indicative scheme that suggested fourteen dwellings could be provided on this 0.45 ha. site, giving a density of around thirty dwellings per ha. Although, this was the minimum requirement laid out in PPS3, it was felt appropriate in this case given the constraints on the site, particularly the cost of demolition and the area of open space protected by green network policy that was not developable.

The upgrading of the pedestrian access to include improved street lighting to Holmer Lake Primary School was appropriate and could be secured as a financial contribution. In addition, the applicants had agreed to pay a contribution of £600 per dwelling towards off-site play facilities. The Highways Engineer had no objection in principle to the development not exceeding fourteen units although further details regarding adoptable standards, construction, street lighting, drainage, satisfactory visibility splays and parking levels would be required in future reserved matters or full application. Accordingly Members were recommended to place an additional condition on the planning permission to state that the residential development should consist of no more than fourteen dwellings.

The presence of protected species on the site had still not fully been addressed to national standards but Natural England had removed their objection in favour of a condition for further survey work at the appropriate time of year.

As this was a previously used site in a sustainable location and was developable in terms of development plan policy, it was recommended that outline planning consent be granted subject to appropriate financial contributions and conditions.

**RESOLVED** – that with respect to planning application W2008/0594, subject to the applicant entering into an agreement to provide a financial contribution to off-site outdoor recreational provision and highway improvements, and to an additional condition stating that the residential development shall consist of no more than 14 no. dwellings, delegated

authority be granted to the Head of Planning & Environment to grant outline planning authority subject to the conditions as set out in the report.

**PB-21            EXCLUSION OF PRESS AND PUBLIC**

**RESOLVED** – that the press and public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part 1 of Schedule 12A of the Local Government Act, 1972.

*(Having declared a personal and prejudice interest in the following item, Councillor J.A.Francis left the room during discussion thereon.)*

**PB-22            DELEGATED AUTHORITY – TOWN & COUNTRY PLANNING ACT 1990**

The report of the Head of Planning & Environment asked the Board to consider appropriate enforcement action in respect of the land identified in the report.

The report set out the background to the planning application which had culminated in the applicant’s non-compliance with the attached conditions.

**RESOLVED** – that a Breach of Condition Notice be served in relation to the development identified in the report to secure compliance with outstanding conditions and, in respect of Conditions 31 and 32, requiring operations to cease until the requirements had been complied with.

The meeting end at 6.38 p.m.

**Chairman:** .....

**Date:** .....