

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 23 September, 2009 at 6.00 p.m. in the Civic Offices, Telford

PRESENT: Councillors N.A. Dugmore (Chairman), R. Aveley (substitute for Cllr I.T.W. Fletcher), J.A. Francis, G.M. Green, C.P.R. Mollett (substitute for Cllr R.G. Chaplin), F.R. Picken, H. Rhodes and M.J. Smith

ALSO PRESENT:

Councillor E.J. Carter (for planning applications W2009/05050 and W2009/0515), Councillor E.A. Clare (for planning applications W2009/0272 and W2009/0533) and Councillor J.M. Seymour (for planning application W2009/0631)

PB-35 MINUTES

RESOLVED - that the minutes of the meeting of the Plans Board held on 2 September, 2009 be confirmed and signed by the Chairman.

PB-36 APOLOGIES FOR ABSENCE

Councillors R.G. Chaplin and I.T.W. Fletcher

PB-37 DECLARATIONS OF INTEREST

Councillor H. Rhodes stated that she had spoken to the applicants for planning application W2009/0568 but had entered into no discussion on its merits with them and would, therefore, take part in the discussion and vote thereon.

Councillor R. Aveley stated that he had taken part in discussions at Wellington Town Council in respect of planning applications W2009/0505 and W2009/0515 and would leave the room during their determination.

PB-38 TREE PRESERVATION ORDER 2009

The Board was informed that, on the 30th July, 2009 a provisional Tree Preservation Order had been made in respect of a Chilian Pine (Monkey Puzzle) tree in the rear garden of 34 High Street, Ironbridge, Telford, Shropshire. On the 2nd September, 2009 an objection was received to the Order from the Landmark Trust, the owners of the property.

As the property was within a Conservation Area, the Landmark Trust had submitted an application to fell all the trees, which it considered to be inappropriate as being non-native species. The Council's Arboricultural Officer had assessed the trees and considered that the Chilian Pine was of sufficient amenity value to be retained and had, therefore, issued a Tree Preservation Order. He informed Members that the tree was healthy and had an anticipated lifespan of approximately one hundred years.

The report detailed the Trust's objections and the response of the Council's Arboricultural Officer. With regard to the Trust's assertion that the tree would dominate the garden, thereby severely reducing the view available of the building from the west bank of the river, he informed Members that it was in the nature of the Chilian Pine to lose its lower branches over time, thus leaving a clear main stem with no loss of amenity. The Trust had also stated that the listed outbuildings all suffered from subsidence cracks and any large tree was bound to be a contributor to this problem but the Arboricultural Officer responded that Chilian Pines did not cause subsidence and in this case the tree was in excess of three metres from the property and, therefore, could cause no structural damage.

Members supported the Tree Preservation. Councillor Mollett stated that the tree was not appropriate to the history of The Gorge as it would not have existed when the property was built. However, the Head of Planning & Environment reminded Members that the Ironbridge Gorge was a designated World Heritage Site based upon its existing built form and natural landscape, which included trees currently growing in the area.

RESOLVED – that the Borough of Telford & Wrekin (Rear Garden of 34 High Street, Ironbridge, Telford, Shropshire) Tree Preservation Order 2009 be confirmed without modification.

PB-39 PLANNING APPLICATIONS FOR DETERMINATION

(a) W2009/0272 – Site of Former Champion Jockey Public House, Wrekin Drive, Donnington, Telford, Shropshire

This was a full planning application for the erection of a retail convenience store with a gross floorspace of 946 sq.m., comprising 792 sq.m. sales floorspace and 154 sq.m. of servicing/administration/offices, a car park for 33 cars, plus motorcycle and cycle parking, and ancillary servicing facilities. A single access point off Turreff Avenue would serve both the servicing area and the customer car park. The site, previously occupied by a now demolished public house, was located in an established retail area that comprised a mixed shopping parade fronting Wrekin Drive.

The application, as was originally submitted, showed the retail store located in the north-west corner of the site but it was considered that this would have created a stark, dominant and overbearing. In addition, it would have been in front of the established building-line in The Parade and out of character with the surrounding area and with no opportunity for any landscaping/planting to the frontage to soften its appearance and lessen its impact on the street scene. Subsequently, the applicants had submitted amended plans which showed the building turned round 90 degrees, hence presenting its longer side to the street, and moved towards the eastern boundary of the site, with the bulk of the parking between the building and the Wrekin Drive frontage. The external materials of the building comprised brickwork, silver coloured metal cladding, and glazing for the walls, and grey coloured cladding for the pitched roof. The wall of the most prominent elevation, along Wrekin Drive,

would be of brickwork and glazing, with no cladding. The service yard, located between the building and the eastern boundary of the site, would be enclosed by an acoustic fence to mitigate any possible problems of noise to local residents. Existing boundary treatments, mainly brick walls, would be retained and, where appropriate, enhanced and a comprehensive landscaping/planting scheme would be undertaken around the western, southern, and eastern site boundaries.

The retail store would be open to the public from 8.30 a.m. to 8.00 p.m. Monday to Saturday, and between 10.00 a.m. and 4.00 p.m. on Sundays. There would normally be three deliveries per day, which would be restricted to between 7.00 a.m. and 8.30 p.m. The applicants had stated that the store would generate five full-time and ten part-time jobs.

Four letters had been received from local residents and an objection made by Lilleshall & Donnington Parish Council, as summarised in the report. The Council's Drainage Engineer, the Environmental Health Officer and Severn-Trent Water Authority had no objections, subject to the imposition of conditions, as set out in the report. The Council's Woodland Officer had agreed to the felling of the protected willow tree on the site as, close inspection had shown it to have severe structural problems. However, to compensate for its loss, he considered that the landscaping scheme should include some 25-30cm. diameter extra heavy standard trees.

The Council's Highways Engineer was satisfied with the submitted proposals but had expressed concern that, at peak periods such as Saturday mornings, there would be insufficient parking spaces available, even though the number of spaces slightly exceeded the parking standards in the Wrekin Local Plan. Consequently, he had requested a Traffic Regulation Order to be drawn up to control on-street parking along Turreff Avenue and financial contributions towards highway improvements to encourage sustainable travel to the store, details of which, together with two additional conditions, were set out in the update tabled at the meeting.

It was considered that this new retail store would reinforce and enhance the vitality and viability of the existing District Centre. Increasing the range of services and facilities within the Centre would encourage more people to shop locally and, potentially, encourage customers to undertake linked trips to other nearby units and facilities. Therefore, retailing as a whole in the District Centre would be strengthened and enhanced by this new outlet. It was acknowledged that there was already a Co-operative outlet in Donnington but, as this was a designated District Centre, a retail impact assessment of 'need' had not been necessary in this case. Although the current applicants would operate a discount supermarket from the site, the premises could later be occupied by a different retail operator, although they would be restricted to selling A1 (Retail) merchandise.

It was considered that the design and appearance of the proposed store related positively to the other buildings in the area, and would substantially improve and enhance the appearance of this prominent site. In particular, the amended layout respected the strong building line of The Parade on the

adjoining site and its size and scale would enable it to fit in and complement the other buildings in the District Centre without appearing to dominate and overpower them.

The site being located in the middle of a large residential area meant that many people would be able to walk to the new store and the provision of four cycle bays would encourage cycle use. Furthermore, the site was well served by the existing public transport network and three of Telford's frequent bus services passed the site with stops on both Wrekin Drive and Turreff Avenue.

Councillor E.A. Clare, Ward Member, was invited to speak and said that, despite the comments in the officer's report, the introduction of a new retail store would have an impact upon the existing shops in The Parade. She also raised concerns regarding the potential for traffic noise in a residential area both from customers and delivery vehicles, particularly refrigerated lorries, and the loss of the protected Willow tree.

Councillor R. Aveley stated that, given the increase in traffic that would arise from the application, he would wish to see a pedestrian controlled crossing being installed. In response, the Planning Officer informed the Board that the applicants had not been willing to make any further S106 contributions other than those set out in the update sheet, which had been acceptable to the Highways Engineer.

Councillor R. Aveley also expressed concern regarding the impact upon neighbouring properties of the illuminated sign shown in the illustration of the proposal. In response, the Planning Officer explained that this was only indicative but that an informative could be added to the approval making it clear that this did not include permission for any such illuminated signs.

RESOLVED – that with respect to planning application W2009/0272 the Head of Planning & Environment be granted delegated authority to grant planning permission subject to the applicants entering into a Section 106 Agreement relating to financial contributions of £20,000 towards highway improvements, and drawing up and implementing a Traffic Regulation Order, subject to the conditions as set out in the update sheet tabled at the meeting.

Informative: The granting of planning permission does not grant permission for any signage.

(b) W2009/0422 – Site of The Mallard Public House, Brookside Avenue, Telford, Shropshire

This was an outline planning application for the demolition of the existing public house, which had no particular architectural quality, and the erection of thirteen dwellings on the site using the existing access.

The application, when originally submitted, had been accompanied by an Indicative Site Layout Plan showing a new access road into the site in a similar position to that of the current vehicular access point. Amended plans

had been received that made improvements to the overall suggested layout and contained a good variety of detached, semi-detached, and townhouses, and a mixture of two and three storey development.

Five letters of objection had been received from local residents, as set out in the report. The Council's Geotechnical Engineer and its Drainage Engineer had no objections, subject to the imposition of conditions, as set out in the report. The Council's Highways Engineer had no objections subject to a financial contribution of £10,000 to relocate the bus stop and bus shelter currently located within the visibility splay of the proposed access point and associated pavement/ highway works, and conditions relating to access, parking, drainage, and traffic calming measures. The Council's Sport and Recreation Officer had requested a financial contribution of £600 per dwelling towards the provision of additional play/recreational facilities in the area and the Children & Young People Officer had requested a financial contribution of £24,972.17p towards the provision of additional primary educational facilities in the area.

The application site was located on the edge of an established residential area and was shown as 'white land' on the Wrekin Local Plan where residential development was considered acceptable in principle. Policy CS10 of the Local Development Framework Core Strategy stated that the loss of existing buildings used for the benefit of the community would be resisted and, while the loss of an existing public house was to be regretted, the applicants had stated that the premises needed substantial investment to be able to trade

profitably and the viability of such investment was doubtful, particularly in the current economic climate. It was noted that there were several other similar establishments within a mile of the site which would mitigate and alleviate the loss of this facility and, therefore, on balance, it was considered to be acceptable.

It was considered that the site was capable of accommodating thirteen dwellings, at a density of approximately forty dwellings per hectare, which was considered to be acceptable in this location and in accordance with PPS3. There was no definitive street character in the surrounding area and, with appropriate designs and suitable materials, it was believed that the proposed development would enhance the character and appearance of the site, which was currently dominated by an expanse of concrete and tarmac.

It was, therefore, considered that the proposed development was acceptable and that the Indicative Layout Plan, as submitted, could form the basis for the submission of reserved matters. The proposed siting of the houses within the application site, coupled with the presence of the existing areas of surrounding woodland would adequately ensure that there would be no problems of overlooking and loss of privacy for any existing dwellings in the vicinity of the site.

RESOLVED – that delegated authority be granted to the Head of Planning & Environment to grant outline planning permission subject to the applicants entering into a Section 106 Agreement relating to

financial contributions of (a) £600 per dwelling towards recreational facilities, (b) £10,000 to relocate a bus stop and shelter and associated pavement/highway works, and (c) £24,972.17p. towards primary educational facilities and to the conditions as set out in the report.

(Following his declared interest, Councillor R. Aveley left the room during determination of planning applications W2009/0505 and W2009/0515)

(c) W2009/0505 – Wellington Civic & Leisure Centre, Larkin Way, Wellington, Telford, Shropshire

This was an application by Telford & Wrekin Council for Conservation Area consent for the demolition of two storey and single storey rear extensions to Edgbaston House, and 11 Walker Street, together with consent for the demolition of the single storey building, 9 Walker Street. The application was determined in conjunction with application W2009/0515 for an extension to the existing Wellington Civic & Leisure Centre.

No 11 Walker Street was a two storey office unit, that included two and single storey rear apex additions which protruded to the south. Edgbaston House adjoined this building to the west and introduced a three storey front elevation to Walker Street and a taller ridge line for the group of adjoining terraces. Records indicated that 11 Walker Street was erected in the latter part of the 18th Century and historic mapping appeared to integrate the building with the adjacent Edgbaston House, forming a continuous rectangular building line. However, despite the clear dividing line between the two buildings, 11 Walker Street was not tied into the eastern section of Edgbaston House and, therefore, constituted a separate building, the functionality and date of which was unknown.

Records indicated that Edgbaston House was circa 1790 in date, which gave it a Regency style in form with the additions to the rear predating the publication of the 1831 plan of Wellington. It had previously been used as an inn in the 19th Century with the provision of a single storey flat roof extension to the eastern section of the rear elevation in approximately 1970. This building phase extended to the neighbouring terraces including 11 Walker Street. The existing library adjoined Edgbaston House to the east, providing a covered walk way, Larkin Way, at ground floor, between Walker Street and the leisure centre to the south.

The majority of the application site was indicated as 'white land' within the Wrekin Local Plan (WRP) and, as such, had no formal allocation. However, the northern section, which lay adjacent to Walker Street, was located within the Wellington Conservation Area. Policy CS14 set out the Council's objectives for development involving Conservation Areas and aimed to protect and enhance the Borough's existing unique build and cultural assets and to deliver new development to support a rich cultural fabric. Further guidance was contained in paragraphs (a), (b) and (c) of saved Policy HE2, Demolition in Conservation Areas, which stated that demolition of those buildings, structures and features which contributed positively to the character and appearance of the Conservation Area would not be permitted and would only

be acceptable where it could be demonstrated that the character or appearance of the Conservation Area would not be adversely affected.

The proposed works would remove late 20th Century additions which did not respect or enhance the original buildings, the street scene or the Conservation Area. The works would also enhance the existing units by reinstating the buildings to their former glory and by preserving and enhancing the architectural and historic merits of Edgbaston House and 11 Walker Street. Consequently, the principle of the proposed demolition works was considered acceptable. In addition, the proposed works would aid the regeneration of the Civic Quarter by allowing a new pathway into the centre to be created, thereby forming a safer and overlooked environment.

Whilst the remaining buildings currently had no end user, the Council had aspirations to let these for offices and, possibly, a cultural based use. However this would be dependant on the market. Furthermore it was unknown what would be discovered following the removal of the extensions and in what manner these elevations would be reinstated. As this was a Council application, it was considered that this could be appropriately conditioned to ensure that full final details were submitted to and approved by the local planning authority.

The Council's Conservation Officer had been involved with the proposal prior to application and had raised concerns regarding those elements relating to the demolition of Edgbaston House and No 11 Walker Street in response to which these buildings were now to be retained with only partial demolition. In addition, the Conservation Officer had requested conditions to ensure that the buildings being retained with partial demolition were appropriately removed and restored. With regard to the intention to provide a pedestrian link through part of Edgbaston House, the Conservation Officer considered that there was a lack of need for this and agreed with the Archaeological report that historic settlements rarely had straight routes but rather doglegged around the buildings; it was, therefore, not considered that the scheme would fail if the link was not implemented. However if it was, there was historic evidence to suggest that this should be in the form of a ground floor covered archway from Walker Street to the rear yard. This should be investigated further by more a detailed building survey which would be able to determine whether the walkway could be reinstated, which would be preferable to creating a totally new opening through existing buildings. Further details of how this would be altered and the finishes would be required through condition.

Shropshire Council's Historic Environment Officer had raised no objections to the development subject to a condition relating to programme for archaeological work. English Heritage had stated that, in principle, it supported the aims of the development and welcomed the retention of buildings within the Conservation Area but had raised some concerns, as set out in the report, which it wished to see addressed. The applicant had since made some minor amendments to the scheme having liaised directly with English Heritage and had provided further correspondence which stated that English Heritage was now satisfied with the design, confirmation of which was awaited. Wellington Town Council considered the application to be "an

excellent proposal with which they are very pleased". The consultation process had been undertaken but to date no neighbour notifications had been received.

In conclusion, subject to the approval of the full planning application W2009/0515 for the civic extensions, the proposal would meet part (b) and (c) of the Policy HE2 of the Wrekin Local Plan and the principles within policy CS14 of the Core Strategy. As this was a Council application within a Conservation Area, any approval had to be referred to the Secretary of State, as required by paragraph 4.25 of PPG15.

RESOLVED – that with respect to planning application W2009/0505 delegated authority be granted to the Head of Planning & Environment then refer to the Secretary of State under Circular 01/01 and PPG15 to grant Conservation Area Consent subject to the amended conditions as set out in the update sheet tabled at the meeting.

(d) W2009/0515 – Wellington Civic & Leisure Centre, Larkin Way, Wellington, Telford, Shropshire

This application by Telford & Wrekin Council requested planning permission for a large extension comprising of one, two and three storeys, to the existing Civic & Leisure Centre, together with a new library, Registry Office, main entrance and cafeteria to the ground floor and offices to first and second floors. The proposed development sought to relocate the existing civic services, which were scattered around Wellington both inside and outside of the ring road, under one roof in line with the driving principles of the development. The application site was located to the south of the town centre, within the ring road, and currently comprised the main leisure centre building, disused toilet and two car parks together with No 9 & 11 Walker Street, Edgbaston House and the adjoining Library.

The Library, whilst indicated on the site edged red, had been indicated as a future phase 2. As no end user had been identified for this site, a scheme had not yet been developed and no plans submitted. Therefore, a later application would be required to allow further consideration for this site. A possible Phase 3 was annotated to the west of the site, edged red, on the corner of Wrekin Road and Walker Street; it was likely that this might be a retail development but, again, no formal plans had been developed.

The project would be funded substantially by the Borough Towns Initiative, central Government and partly by the sale of building assets resulting from the relocation and rationalisation of Council office space, and by capital funds made available to improve the sports and recreational services to the public. The applicants considered that this development would drive forward further regeneration of Wellington Town Centre, being one of the major towns in the district suffering from substantial decline over a number of years.

With regard to the new build, the comments of the Conservation Officer were detailed in the report with the conclusion that "the submission now is very much a compromise on design, limited also by economic constraints, which

fails to excite or totally offend.” The Conservation Officer had also recognised that implementation of the final buildings would need to use high quality external materials which could be appropriately conditioned. The Council’s Urban Designer had been involved with the scheme prior to submission and recognised that there still remained some issues with the proposed scale, mass and design and that careful consideration to finished details and materials would need to be made.

Details of the consultations responses received from Council officers and the recommendations made for appropriate conditions were set out in the report. Members noted that the Council’s CCTV Manager had requested a fully operating CCTV system to be connected to the existing Wellington CCTV system in line with the Crime & Disorder Act. At the meeting Members were informed that the applicant’s agent had now confirmed that there was no budget available to fund this request and they were requested to decide if it would be appropriate to include a condition to deal with this issue.

The response from English Heritage was as set out under application W2009/0505. The Fire Authority has raised no objections to the development subject to the provision of access, water supplies and sprinklers and these elements would be appropriately dealt with through building control. Wellington Town Council considered the application to be “an excellent proposal with which they are very pleased”. Numerous site notices around the site and within the Leisure Centre have been displayed; in addition fifty-two direct neighbour notifications had been dispatched in July but, to date, no responses had been received. Further comments were provided from Wellington H2A, which overall raised no objections to the proposal, however, it had made some comments with regard to the design.

With regard to planning considerations, the majority of the application site was indicated as ‘white land’ within the Wrekin local Plan and, as such, had no formal allocation; however the northern section, which lay adjacent to Walker Street, was located within the Wellington Conservation Area. The proposal was in line with Policies CS3, CS5 and CS10 of the Core Strategy, saved Policy LR1 of the WLP and Policy S11. The proposal occupied previously developed land that was currently used for a range of purposes and as a highly accessible site located within the centre of Wellington, the principle of development was considered to be appropriate.

With regard to the design of the proposed Civic & Leisure Centre, the report made reference to the Wellington Strategic Framework 2008 (WSF), which had been commissioned by the Wellington Town Partnership but had not been formally adopted. Whilst the Design and Access Statement submitted with the application had acknowledged the Framework, it had given no recognition to the development principles contained therein, which were specific to this site, or to either agree or disagree with the concept. Alternatively it had appraised the site independently and created an alternative solution.

The proposed form of development corresponded with the existing buildings to the north and west of the site, rather than adding new buildings to the south

of the site adjacent to the car park entrance, which the WSF had suggested. The areas of car parking were largely unaltered apart from the centre of the site where it was proposed to alter the coach and bus access/parking. The proposals were divided into two phases, phase one being the Civic Centre extensions, the material alterations to Edgbaston House and 11 Walker Street and the demolition of 9 Walker Street. Phase 2 involved alterations to the existing library with an application for this being expected at a later date when a known use and end user had been identified.

The proposed layout was split into five distinct areas, the Library and cafeteria which had significant glazed areas to provide natural surveillance over the proposed pedestrian way, the Registry Office which was situated nearest to the car park forming the widest part of the pedestrian route, the main entrance, and offices, both of first and second floors. The scale of the building varied according to its point of reference, which for this scheme were the pedestrian way, the Walker Street Junction and the service road elevation.

Adjacent to the new pedestrian route, the proposals included a number of single storey buildings, subdivided into a range of architectural treatments reflecting the diversity of Wellington and acknowledging the surrounding Conservation Area frontage, as set out in the report. Consequently, the proposed design was considered to adequately meet the guidelines of Policies UD2, UD3, HE3 and HE4 of the WLP, and CS14, CS15 of the Core Strategy.

With regard to access and parking, a transport assessment had been submitted with the application, and included trip rate modelling. The results of the VISSIM modelling suggested that the existing local road network adequately coped with peak-hour traffic without excessive queuing and delays. Therefore, the additional traffic associated with the Civic Centre development and growing of the traffic flows to 2020 would not significantly impact on the network. With regard to coaches and buses, the applicants had confirmed that schools did not use the facility, instead utilising the educational swimming facilities based at Shortwood Primary School, and thus there was no anticipated need to provide future coach parking to accommodate a large group of school children. In addition, smaller groups used the site but arrived via mini bus vehicles, which the applicants considered could be accommodated by the bus pull-in area on Victoria Road. These proposals were considered acceptable by the Highways Engineer and met the principles of Policy T4 of the WLP and CS9 of the Core Strategy.

The report also dealt in detail with the landscape and ecology and it was considered that the proposal complied with Policies UD4, OL11, OL12 of the WLP and CS11, CS12 of the Core Strategy. Contamination, drainage and energy efficiency had also been investigated and any necessary work or remediation measures could be addressed by appropriate conditions.

In line with the Government's increasing emphasis on combating climate change, one of the most effective ways of securing more sustainable developments and, thus, reducing climate change emissions, was to design buildings to achieve at least a score of 'Very Good' on the BREEAM (Building Research Establishment Environmental Assessment Method) standards.

Therefore, the proposed development should achieve a minimum of BREEAM standards 'Very Good' with aspirations for 'Excellent', which could be achieved by adequate conditions. Consequently, it was considered that the proposal complied with Policies EH7, EH8 of the WLP and CS13 of the Core Strategy.

In conclusion the proposed community facilities and associated works would be located in a sustainable location, with adequate access and parking. The proposed design, whilst not exceptional, was adequate and use of appropriate finishes and materials would add further distinction improving the design standard. The proposed development would not have an adverse impact on ecology or the natural environment, and would not adversely impact on any residential amenities. Furthermore the site could be appropriately remediated against contamination and appropriate drainage facilities provided. Accordingly the proposal complied with local and national planning policies.

Members welcomed the proposals, which would both improve the site area whilst retaining those aspects of merit. With regard to the request for the connection of a CCTV system, this was thought to be a necessary feature and it was agreed that this should be further pursued through condition.

RESOLVED – that with respect to planning application W2009/0515 delegated authority be granted to the Head of Planning & Environment then refer to Secretary of State under Circular 01/01 and PPG15 to grant planning permission and to secure CCTV coverage for the new development through condition, subject to the conditions as set out in the report.

(Councillor R. Aveley returned to the room for the remainder of the meeting)

(e) W2009/0533 – Land adjacent to Tara, Oakengates Road, Donnington, Telford, Shropshire

This was an outline planning application for the erection of four bungalows, including access, with all other matters being left to the Reserved Matters stage, on a site located within a predominantly residential area. The application was a revised submission on a slightly larger site than that for five bungalows previously refused by the Board at its meeting on 10 June, 2009. Councillor E.A. Clare had requested that the application be determined by the Board.

The application site was shown as 'white land' on the Wrekin Local Plan, apart from the proposed five metre wide access drive and the remainder of the curtilage to "Tara" which lay within the Council's designated Green Network. There was only a low wall along the Oakengates Road frontage, thereby making the site comparatively visible for passing traffic and pedestrians. A mineshaft lay to the north-east of the site and the necessary 12m. stand-off zone would encroach upon the new access drive but not upon the proposed dwellings.

A petition, signed by sixty-eight people had been submitted stating their agreement to the proposed development on the land adjacent to their homes.

The Council's Geotechnical Engineer had no objections, subject to conditions relating to stand-off distances from both the mineshaft and the day-level on the site, and the drilling and grouting of the application site. Other officers had requested the imposition of appropriate conditions, as set out in the report.

The principle of residential development on part of this site had already been established by planning permission for three dwellings (W2007/0963), which had been submitted following a number of previous planning refusals. Approval had been granted as officers considered that this was the optimum number of dwellings that could be comfortably accommodated on the site.

The illustrative layout submitted with the current application showed four bungalows with two bungalows in approximately the same position as two of the dwellings shown on the 2007 permission. However, there were now two dwellings shown directly adjacent to "Tara", where there was only one on the 2007 permission, and these were positioned sideways-on to the road. These two dwellings had garden depths of only 8m., whereas the previously approved single bungalow had a garden of 15m. length; a reduction of amenity space that had resulted from the over development of the site. Moreover, it was considered that it would be preferable if the dwelling directly adjacent to "Tara" faced the road in order to maintain the character of the street scene.

It was considered that this number of dwellings, and their possible siting, would not reflect or respect the prevailing form and townscape of the locality which was characterised by most dwellings facing the road and situated within relatively spacious grounds. As previous applications for 4-5 dwellings on a larger site area had been refused and upheld at appeal, officers considered that, although the layout was indicative, the applicants were still trying to squeeze too many dwellings onto the application site, and this would have a detrimental impact on the character and appearance of the site and the surrounding area, contravening Policies H6 and UD2 of the Wrekin Local Plan.

Whilst there was no highway objection to the formation of a new access drive it would all fall within the designated Green Network. It was noted that this application appeared to have encroached further into the Green Network than the previously refused application for five dwellings. Planning applications had been consistently refused for development such as this that would have an adverse effect upon the Green Network and which made no contribution to its overall function or value. It was further considered that the application met none of the exceptions for allowing development in the Green Network, as set out in Policy OL4 of the Wrekin Local Plan. Applications in 2003 and 2004, which had comprised larger site areas and included more Green Network land, had been refused by the Board and subsequently dismissed at appeal. Whilst this current application involved the loss of less Green Network than the previously refused applications, but slightly more than the approved June 2009 application, officers remained concerned that the incremental erosion of the Green Network in instances such as this could undermine the extent and purpose of the Green Network both in a particular area and as a whole.

The applicants considered that the land had little consequence to the Green Network, as it was not attractive, had no wildlife interest, and served no Green Network function as set out in the Wrekin Local Plan. They were of the opinion that the designation was an error and that the draftsman had taken the land to be part of the public footpath that ran alongside it.

Councillor E.A. Clare, Ward Member, was invited to speak to the Board and indicated her support for the applicant's belief that Green Network designation was incorrect. She also spoke in support of the application, as she considered the erection of four dwellings was acceptable, particularly given the need for bungalows for elderly residents. This view was supported by a number of the Board Members.

In response the Head of Planning & Environment explained the cartographic error raised by Councillor Clare and stated that it in no way affected the designation of the Green Network with respect to the application site. Given that, he said that the planning issues before the Board were clear; namely encroachment on the Green Network and density of the development. He reminded the Board that two previous applications for more than three dwellings had been refused by the Planning Inspectors on appeal due to the issue of encroachment. He, therefore, stressed that the issues for recommending refusal of this application remained unchanged since previous refusals and was likely to be upheld on appeal.

On being put to the vote, four Members voted in favour of the recommendation to refuse and four Members voted against. Therefore, the Chairman exercised his casting vote and it was, accordingly, resolved to refuse the application.

RESOLVED – that planning application W2009/0533 be refused outline permission on the grounds of:

- 1. The Local Planning Authority considered that the erection of four bungalows constituted over-development of the site, which would result in a cramped form of development that would not reflect or respect the prevailing form, townscape, and character of the local area and would provide inadequate amenity space to some units. Therefore, the proposed development would have a detrimental impact on the character and appearance of the site and the surrounding area, contrary to Policies H6 and UD2 of the Wrekin Local Plan;**
- 2. Part of the application site fell within the Council's designated Green Network as shown on the Wrekin Local Plan. Policy OL4 of the Wrekin Local Plan stated that the Council would only permit development in the Green Network provided that the proposed development demonstrates that (a) there were exceptional circumstances, (b) it contributed or was complementary to the aims of the Green Network, or (c) environmental and community benefits were an integral part of the proposal. The Local Planning Authority considered that none of these exceptions had been**

demonstrated in this application and hence the proposal was contrary to Policy OL4 of the Wrekin Local Plan.

(f) W2009/0568 – 33 Sinclair Gardens, Ketley, Telford, Shropshire

The application sought permission for the erection of a two storey side and a rear extension with porch to the front. The existing dwelling was a two storey red brick and part-painted and rendered semi-detached property with hipped roof. Whilst, this pair of semi-detached properties had been altered with different canopies to the frontage, their form and design and that of adjoining pairs was principally symmetrical, with hipped roofs and a single central chimney. The hipped nature of the semi-detached properties was a strong streetscene feature.

The development comprised a two storey side and rear extension which would project 2.1m. at the side to the shared boundary with No.32 Sinclair Gardens and 4.1m. at the rear, along the boundary with No.34 Sinclair Gardens. They would provide ground floor accommodation of a large dining room at the rear, an approximately 13m. long garage with vehicular access points at both ends, and first floor accommodation of three large bedrooms, an office and bathroom. There would be further bedroom accommodation in the roof space, resulting in a total of five bedrooms.

Officers had requested a number of amendments, including a reduction of the projection of the rear extension, due to the adverse impact on adjoining properties, reduction in height of roof to the original house and retention of its hipped roof design to the side extension. Whilst the roof height of the side extension was reduced to be the same as the existing house, the roof of the side extension was not hipped. As a result, the proposed development would create an incongruous visual design element which would appear out of keeping with the character of the existing dwelling, the pair of semi-detached and adjoining properties, and the overall street. Furthermore, the substantial rear projection would have a significant detrimental impact on the amenities of adjoining residential properties, in particular the adjoining semi-detached property. Officers assessed the domestic extension with regard to the 45 degree Code guidance, which sought to protect a reasonable area of open space outside windows of adjoining properties. However, the proposal would not be in compliance with the Code, would have an overbearing effect and lead to a loss of outlook to principle windows only 1m. away at ground and first floor due to the position and proximity of the two-storey element. As such, the development did not comply with the requirements of Policies UD2 of the Wrekin Local Plan, CS15 of the Core Strategy, and PPS1.

An update sheet tabled at the meeting, informed the Board that further amended plans had been submitted with revisions to the first floor and loft area, the addition of a staircase to the first floor plan and two bedrooms being indicated within the loft conversion but no external changes had been made. However, these did not change the officer recommendation for refusal.

Whilst Officers acknowledged that the applicant would not require planning permission for a reduced two-storey rear extension at the rear of the original

dwelling, it was considered that the significant scale of extensions to the property would be inappropriate and the development, as proposed, would severely reduce the outlook from windows at the neighbouring property.

A number of Members spoke in support of the application and considered that the proposed extension would provide a diversity of architectural form rather than damage the existing streetscene. In addition, if approved, the development would enable the family to remain in the property. However, other Members were of the opinion that the streetscene should be protected and the change to the roof line would be inappropriate.

RESOLVED – that planning application W2009/0568 be refused planning permission for the following reasons:

- 1. The Local Planning Authority considered the proposal was unacceptable by reason of the scale, design and form, as the gable roof would appear as an incongruous and prominent feature and would fail to relate to the character and appearance of the property, the pair of semis and adjoining properties in Sinclair Gardens which had hipped roofs, the detriment of the streetscene. Accordingly, the development was contrary to Policy UD2 of the Wrekin Local Plan 1995-2006, Core Strategy Policy CS15 and national guidance contained in PPS1.**
- 2. The proposed extension was considered unacceptable by reason of the detrimental impact that the two storey rear projection would have on adjoining residential amenity. The development would be overbearing and lead to a loss of outlook to the neighbouring properties, in particular No. 34 Sinclair Gardens, and would not accord with the Council's 45 degree code. The development would, therefore, fail to comply with Policy UD2 of the Wrekin Local Plan 1995-2006, Core Strategy Policy CS15 and national guidance contained in PPS1.**

(g) W2009/0631 – Respol, Overley, Shropshire

The Board was informed that, while planning permission had been granted (W2006/1504) for the erection of one steel framed storage building in 2007, two buildings had been erected; resulting in enforcement action. Therefore, this retrospective application sought approval for the retention of a 70sq.m. steel portal framed storage building associated with the existing commercial flooring contractors. Councillor J.M. Seymour, the Ward Member, had requested that the application be determined by the Plans Board.

The site was located in an area designated as Open Countryside in the adopted Wrekin Local Plan and comprised various brick built office buildings and steel framed plastic coated metal clad storage buildings, parking and an open storage yard. The site, which was approximately 2.0m. higher than the road to the rear which led to Overley Cottages, a haulage yard and a quarry, was bounded by 2.0m. high timber panel fencing to the rear and walling and

railings to the fore and was screened from the highway by the existing boundary treatment and planting.

The unauthorised building had no impact upon highway safety and little effect upon the visual quality of the area when viewed from the B5061, due to the existing boundary treatment, and it did not impact upon any rights of way. However, it was deemed to have an adverse impact upon the residential amenity of the occupiers of 3 and 4 Overley Cottages to the rear and upon the locality. The scale, form, massing, appearance and siting on the higher ground had resulted in a building which appeared strident and incongruous.

The Design & Access Statement had advised that additional landscaping and planting could screen the building but officers were not convinced that this would adequately conceal the building and justify its retention. Whilst it was acknowledged that PPG4 encouraged continued economic development, in this instance it was considered that Development Plan Policy UD2 and material considerations in the form of the harm done to both visual and residential amenity outweighed the desire to promote economic development. Accordingly, it is recommended that the application be refused as it was considered contrary to 'saved' Policies UD2 and E6 of the Wrekin Local Plan and national guidance found in PPS1, PPG4 and PPS7.

Councillor J.M. Seymour was invited to speak to the Board to represent the residents the Overley Cottages. She informed Members that they had accepted the first building but the second one totally dominated the area, obscured the light and interfered with their T.V. aerials. She circulated a photograph of the building taken from one of the cottages to illustrate its impact. She also made reference to the additional traffic and noise resulting from the erection of two storage sheds and informed Members that the already restricted vehicle manoeuvring space had been reduced by the erection of the second building. Therefore, she requested that the Board refuse the application.

Councillor R. Aveley asked that, if refused retrospective planning permission, the building be taken down as soon as possible. In response the Council's Solicitor informed the Board that the delegated authority previously granted to take enforcement action meant that an Enforcement Notice could be served.

RESOLVED – that planning application W2009/0631 be refused planning permission for the following reasons:

- 1. The Local Planning Authority considered that the scale, form, massing, appearance and siting on the higher ground resulted in a building which appeared strident and incongruous and, as such, had an adverse impact on the outlook and residential amenity of the neighbouring cottages, namely 3 and 4 Overley, and failed to relate positively to its context, subsequently the development was contrary to 'saved' policies UD2 and E6 of the Wrekin Local Plan and national guidance contained within PPS12, PPG4 and PPS7.**

(Councillor R. Aveley declared that he had discussed the following application at a meeting of Wellington Town Council and, would, therefore, abstain from voting).

- (h) W2009/0657 – Wrekin View Primary School, North Road, Wellington, Telford, Shropshire

This application by Telford & Wrekin Council sought planning permission for two extensions to the school building and alterations to the existing library to provide a classroom and a family centre.

The proposed classroom extension, which would be sited between an enclave of two wings of the building, would have a slight pitch to the roof and large windows on the south-east elevation to match that of the existing building. The extensions would be completely screened from North Road at the front by the existing building and well screened from the properties on Parklands by the large trees to the rear. The proposed family centre would have a flat roof to tie in with that at the rear of the existing building and have a large glassed entrance feature to aid the brick to void ratio and improve the appearance of the building. It would be sited approximately 60m. away from any of the neighbouring properties.

The update sheet, as tabled at the meeting, informed the Board that Councillor D. Allen had submitted an objection to the scheme as he considered that it would further exacerbate the parking problems within the area at the start and end of the school day. However, as the scheme would not lead to any additional vehicles needing to access the site, the Council's Highways officer considered it acceptable.

As both elements of the development were relatively modest in size, they would neither dominate the building nor the surrounding area. The proposals were of a similar character and appearance to the existing building and would not, therefore, be of detriment to its character and appearance or the general area. In conclusion, it was considered that the proposed use supported the existing school and complied with Policy CS10 of the Core Strategy and LR1 of the Wrekin Local Plan and would not have an adverse impact on the designation area Green Network or the surrounding environment in accordance with Policies UD2, OL3 and OL5 of the Wrekin Local Plan and CS15 of the Core Strategy.

RESOLVED – that with respect to planning application W2009/0657 planning permission be granted subject to the conditions as set out in the report.

- (i) W2009/0668 – Aqueduct County Primary School, Castlefields Way, Aqueduct, Telford, Shropshire

Telford & Wrekin Council had submitted this application for retrospective permission following the erection of a silo and a 5.7m. high screen before planning permission had been granted. The school's heating system had

been replaced with one which used wood pellets as fuel. This would be stored in a large silo which would be screened with timber shiplap fencing.

The principle of the development was deemed acceptable and the silo would not be visible from Castlefields Way due to the existing tree planting and vegetation. However, it would be highly visible from Eleanors Close when approaching the front of the school and, therefore, the proposal included shiplap board screening. In addition, given the prominent positioning and lack of soft landscaping, it was considered necessary to impose a condition in relation to the finish of the screen fence to ensure that the development did not appear as an incongruous addition to the school and strident within the streetscene.

An update sheet, as tabled, informed the Board that the Council's Environmental Health Officer had confirmed that the site was located in a Smoke Control Area and, as such, the boiler installation was controlled under the Clean Air Act 1993. Therefore, the applicant should contact Environmental Health for advice and it was suggested that this information was added as an Informative on the Decision Notice.

There would be no impact upon residential amenity, parking provision or play facilities and accordingly, it was considered that the development was compliant with both local and national guidance.

RESOLVED – that with respect to planning application W2009/0668 planning permission be granted subject to the conditions as set out in the report and to the addition of the following Informative on the Decision Notice:

The Council's Environmental Health Officer has confirmed that the site is located in a Smoke Control Area and, as such, the boiler installation is controlled under the Clean Air Act 1993. Therefore, the applicant should contact Environmental Health for advice.

- (j) W2009/0670 – Newport Girls School, Wellington Road, Newport, Shropshire

The application by Telford & Wrekin Council sought planning permission for the relocation of two existing demountables, measuring 9.2m by 8.3m and 3.2m in height for a temporary period of twelve months. There were four demountable buildings currently located at the rear of the main school building and it was proposed to move the smaller two to new temporary positions adjacent to the two larger demountables. They were constructed in vertical cedar cladding with felt pitched roofs, access steps and balustrading to the front and side elevations and located on concrete foundations.

The Agent had advised that the repositioning of the demountables was required to clear the area directly to the rear of the main school building in preparation for a future extension (not yet submitted), which would provide permanent accommodation for the music and foreign languages currently located in the demountables, together with a food technology room. It was

anticipated, therefore, that the demountables would be removed from the site at the end of August 2010. However, as no formal application for an extension had yet been submitted, officers considered that the temporary relocation of the two demountable classrooms should be permitted for a maximum of two years.

The relocation of the demountables adjacent to the existing larger structures, storage shed and footpaths would not lead to a significant incursion on to the area of playing field. As the structures would remain located at the rear of the site and be screened by existing buildings, they would not appear overly prominent. Existing hedge and fence screening along the site boundary would also help to screen the demountables from the nearby residential properties on Wenlock Drive and Wrekin Avenue.

However, the proposed position of the music classroom demountable (Building B) would bring it within 12 metres of the boundary of the school site and closer to residential properties in Wenlock Drive and Wrekin Avenue. There was a letter of objection about the proximity of residential properties and noise from the music room. Whilst the use of buildings for particular subjects could not be controlled by Planning, as it was a function of school organisation, officers had requested that the plans be amended and the use of the two demountables reversed so that the music room was located further from the site boundary thus minimising potential noise and disturbance to adjoining dwellings. Members were informed by an update tabled at the meeting that amended plans had now been submitted to this effect. In light of the amended plans, the officer recommendation had also been updated with an additional condition relating referring to the amended plans.

RESOLVED – that with respect to planning application W2009/0670 planning permission be granted subject to the amended conditions as set out in the tabled update sheet.

(k) W2009/0671 – Land adjacent to Brewery Cottage, High Street, Coalport, Telford, Shropshire

This application was determined by the Plans Board as, at its meeting on 29th April, 2009 it had approved a Stop Notice and an Enforcement Notice, in respect of this development; these having been served on 1st May 2009. The report detailed in full the planning history and relevant issues leading up to this decision.

Retrospective planning permission was now sought for the erection of a detached three storey building and associated access on a site set at a lower level than the High Street. The site had been flat when the first planning application was considered but since that date a number of excavation works had taken place to facilitate the erection of this unauthorised building. The site now stepped down steeply adjacent to the highway and sloped to the rear towards the Silkin Way and the River Severn.

Six letters of objection had been received, as summarised in the report. The Council's Conservation Officer had objected to the proposal due to the size,

scale, massing, detailing and its adverse impact upon the adjacent listed building, the World Heritage Site and the Conservation Area and The Gorge Parish Council had objected to the proposal, as set out in the report.

The report set out in detail the relevant national and local policy and guidance which needed to be considered when determining this application, i.e. the effect upon the character and appearance of the conservation area and the World Heritage Site, the stability of the site and the adjacent highway and flood risk.

Members were asked to note that there were numerous discrepancies between the approved plans and with the actual built structure, as set out in the report. Furthermore, there were serious doubts regarding the accuracy of the indicative streetscene illustration provided by the applicant. As a result, officers were not convinced that the indicative dwelling shown in relation to the neighbouring listed buildings was accurate as, on site, the level of the top of the ground floor window (as viewed from the highway) of the new dwelling was already as high as the roof ridge of the cottages and the proposed dwelling would increase significantly in height with the addition of a first floor and a roof. The previously approved dwelling was 10.1m. by 6.2m. and 8.0m. in height and set 0.5m. below the ground level with an enclosed basement. However, the partially constructed building on site measured 11.9m. by 7.7m. and was significantly higher than approved with the level of the bottom of the front door being 0.7m. higher than the level of the adjacent highway, in comparison to that approved which measured 0.5m below the level of the highway.

In addition to these, further concerns had been raised with regard to the materials used and the detailing. The facing bricks differed to those previously approved by the Conservation Officer, being more orange in colour, and the submitted brick was reclaimed whilst new ones had been used for the actual construction. In addition, the window cills and lintels were cast concrete instead of stone and the previously approved boundary walling was brick, which was typical in the Gorge, but they had been built of concrete block which was deemed inappropriate in the locality. Finally, the timber access gate differed from the one approved on the previous application and there was no planning permission for the second five-barred gate on the right hand side of the property.

As set out in the report, the site was in area which was unlikely to be suitable for development in accordance with the Development Plan unless the developer undertook appropriate mitigation and stabilisation measures. However, the applicant had removed a significant amount of soil from the site and altered the levels. The highway was unsupported on the north of the site and the bank on the southern side of the site above the public footpath running parallel with the river had been increased as had other parts of the site by the tipping of the spoil generated by the excavations. The bank and slope was also unsupported other than by a layer of membrane and a selection of up turned wooden pallets, a situation that was considered wholly unacceptable.

Due to the submission of inadequate information, the Council's Geotechnical Engineers had been unable to comment on the applicant's proposals with regard to the stability of the site. Therefore, it was considered that a detailed stability report with a detailed subsurface investigation and long term ground movement monitoring and detailed proposed stabilisation methods prepared by a competent person was required. This had to take into consideration the proposed retaining walls, the design of which had to take into account actual on site ground conditions from the ground investigation. Consequently, as no slope stability/retaining information had been submitted to support the application, the applicant had failed to demonstrate that the development would not have an adverse impact upon the integrity of the highway, the site and surrounding area. The proposal was, therefore, considered contrary to national and local policies contained within PPG14 and EH14.

It was further noted that the applicant had removed all of the ground from around and beneath the truss supporting the electricity pole, which was now leaning to the west with the wires sagging slightly. The Electricity Board had been informed and Members were informed at the meeting that the pole was to be removed.

Accordingly, it was considered that the development was unacceptable as it failed to preserve or enhance the character or appearance of this part of the Severn Gorge Conservation Area, Ironbridge Gorge World Heritage Site and neighbouring listed buildings. The scale, height and detailing of the dwelling would result in a building which was significantly larger and higher than the adjacent dwellings and, as such, failed to respond positively to its context appearing unduly prominent and incongruous. Hence the proposal was considered contrary to both national and local policy and guidance as contained within PPS1, PPS3, PPG15, CS1, CS14, CS15, UD2, H6, HE3 and SG1. In conclusion, the Head of Planning & Environment emphasised the need for the Ironbridge's World Heritage Site designation to be protected. If planning approval was disregarded and altered, the retention of the WHS status could be undermined.

RESOLVED – that planning application W2009/0671 be refused planning permission for the following reasons:

- 1. The Local Planning Authority considered the scale, height, massing, detailing and materials of the proposed dwelling were out of keeping with the locality and as such are inappropriate and would represent an unacceptable and incongruous form of development, detrimental to the character and appearance of the streetscene. Furthermore, the proposal failed to preserve or enhance the character and appearance of the Severn Gorge Conservation Area and the Ironbridge Gorge World Heritage Site. Accordingly, the proposal was contrary to 'saved' Policies UD2, H6, HE3 and SG1 of the Wrekin Local Plan 1995-2006 Policies CS1, CS14 and CS15 of the Local Development Framework Core Strategy 2007, and national guidance contained in PPS1, PPS3 and PPG15.**

2. **The Local Planning Authority considered that the development being constructed was unacceptable to the setting of the adjacent Listed Buildings. The scale, height and massing would result in a building which was significantly larger and higher than the adjacent dwellings and as such it failed to respond positively to its context appearing unduly prominent with the adjacent Listed Buildings. The proposal was, therefore, considered contrary to both national and local policy and guidance contained within PPS1, PPS3, PPG15, CS1, CS14, CS15, UD2, H6, HE3 and SG1.**

3. **The property was within an area of suspected slope instability, where it was necessary to ensure that development would not have an impact upon the integrity of the site and the surrounding area. Therefore, a detailed stability report with detailed subsurface investigation and long term ground movement (both the surface and subsurface) monitoring and a detailed proposed stabilisation methods prepared by a competent person was required, taking into consideration the proposed retaining walls. As the above information had not been provided, the Local Planning Authority considered the application to be contrary to 'saved' Policy EH14 Land Stability of the Wrekin Local Plan 1995-2006 and national guidance contained in PPG14.**

- (l) W2009/0672 – St. Patrick's Primary School, North Road, Wellington, Telford, Shropshire

The planning application submitted by Telford & Wrekin Council sought permission for the erection of a single storey extension to the existing entrance to form a new entrance lobby.

The existing front entrance was recessed and the proposal was to install new automatic sliding front doors flush with the front elevation of the building to form an entrance lobby. The development would be fairly well screened from the public domain by the existing fencing and soft landscaping and had been designed to match the existing building. As the scale of the extension was very modest and relatively minor when viewed in context, it was deemed appropriate. The parking facilities and play areas would not be affected and there would be no impact upon on the residential amenity. Accordingly, it was considered that the proposed development was compliant with both local and national guidance.

RESOLVED – that with respect to planning application W2009/0672 planning permission be granted subject to the conditions as set out in the report.

- (m) W2009/0682 – Priorslee Primary School, Priorslee Avenue, Priorslee, Telford, Shropshire

This application by Telford & Wrekin Council was in respect of various works to improve the access facilities at the school and the adjoining Community Centre including new entrance gates, provision of bays for disabled parking

spaces and an upgrade of existing footpaths within the site. The application was now partly retrospective as the proposed new footpath and pedestrian gate to the Community Centre entrance was in situ at the time of the Planning Officer's visit. In addition, two disabled parking spaces had already been marked out in front of the Community Centre.

The new gates would replace the existing timber gates at the entrance to the car park and be of tubular metal construction, which would make them lighter and easier to operate by users of the Community Centre and school. Their overall height would be 1.2 metres and the resultant appearance would be satisfactory. It was considered that the proposals represented minor works to the school site which would have little significant impact on the character and amenities of the surrounding area.

RESOLVED – that with respect to planning application W2009/0682 planning permission be granted subject to the conditions as set out in the report.

(Councillor C.P.R. Mollett informed the Board that had spoken on behalf of the applicant at the Plans Board meeting on 18 March, 2008 in respect of W2009/0117 and, therefore, would leave the room during determination of the following application.)

(m) W2009/0684 – Lilygrace, Farm Lane, Horsehay, Telford, Shropshire

Members were informed that planning application W2001/0414 for the erection of a dwelling and garage had been approved in March 2002 subject to the submission of details of external materials, enclosure of the site, and landscaping. However, the boundary wall had not been built in accordance with the submitted and approved details and, following enforcement action, a retrospective application (W2009/0117) had been submitted for the retention of the boundary wall, brick piers and finials.

The walls had been deemed acceptable, as were the two piers closest to the highway, which respected the character and appearance of the locality and reinforced the existing boundary treatments. However, the two piers further along the driveway had been considered inappropriate as the coping and ornate 645mm high acorn finial detail would have resulted in an excessive height of 2.9m. In addition, they would have appeared incongruous, strident and an unduly prominent development to the detriment of the locality. As it had not been possible to make a split decision on a planning application, the proposal had been considered as the policy, as set out in the report, and Members had refused planning permission.

The proposal now before the Board was for the reduction of the two rear piers with no acorn finials. The driveway had now been laid and to rear piers reduced by 17cm. to 2.745m, the height as approved in respect of application W2001/0414. Following this reduction, the piers were now considered acceptable being comparable to others in the locality and having no adverse impact.

Two letters of objection had been received but the issues raised were not planning matters. It was considered that the reduced scale of the two rear piers had overcome the previous concerns regarding residential amenity. In addition, the new growth of the neighbouring hedge had helped to soften the feature and, if allowed to remain at this height, which was the same as the section behind the front pier and walling, would further screen the development for the neighbour.

RESOLVED – that with respect to planning application W2009/0684 planning permission be granted subject to the conditions as set out in the report.

(Councillor Mollett returned to the meeting at this point)

PB-40 **SITE VISITS**

None.

PB-41 **PLANNING APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

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

PB-42 **URGENCY RESOLUTION**

The Chairman made the following statement:

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

PB-43 **PLANNING APPLICATION W2009/0685 – THE OLD LIBRARY, NEW STREET, DAWLEY, TELFORD**

This application was for the change of use of a former Parish Council building to office use. As the applicant was Councillor Stephen Burrell, it had to be determined by the Plans Board. The vacant building, formerly a Library, had latterly been used as a Scout Hut and then as meeting rooms for Great Dawley Parish Council. It was sited on a prominent corner position within the Secondary Retail Zone, as defined in the Wrekin Local Plan.

The proposal included the lowering of the existing raised deck (ceiling) above the front office to provide additional head room in the attic and the creation of a full sized door to replace the existing access hatch, which would make the attic a more useable size. Whilst no parking would be provided, the Council’s Highways Engineer had confirmed that he had no objections to the proposal and there were adequate car parks in the vicinity.

It was, therefore, considered that the proposal would not have a detrimental impact on the vitality or viability of the town centre or upon residential amenities. In addition, the change of use would bring a vacant building back

into use and have a positive impact upon the appearance of the building and the immediate area. The proposal was compliant with local and national guidance.

RESOLVED – that with regard to planning application W2009/0685 planning permission be granted subject to the conditions as set out in the report.

The meeting ended at 8.08 p.m.

Chairman:

Date: