

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 18th March, 2009 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: Councillors J.M. Seymour and R. Aveley for planning application W2008/1343, Councillor C.P.R. Mollett for planning application W2009/0117 and Councillor R.A. Overton for planning application W2009/0126.

PB-90 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 25th February, 2009 be confirmed and signed by the Chairman.

PB-91 ANNOUNCEMENT BY THE HEAD OF LEGAL SERVICES

The Head of Legal Services informed the Board that, further to the resolution of 22nd January 2009 in respect of planning application W2007/1648 (Huntington Lane, near Lawley, Telford, Little Wenlock and New Works) the Council had completed its Statement of Case which would be submitted to the Planning Inspectorate and to the Appellant. Members were informed that this statement would be presented to the Plans Board at the meeting that had been arranged to be held on Monday 30th March 2009. The Board would also receive in private session the Council's witnesses and Counsel's explanation of the evidence to be presented and the approach to be taken at the Inquiry which would start on 28th April, 2009. Following discussion at this Board meeting the final proof would be submitted to the Board meeting to be held on the 8th April 2009 for final approval and in due course to the Planning Enquiry that would commence on 28th April 2009.

PB-92 APOLOGIES FOR ABSENCE

None.

PB-93 DECLARATIONS OF INTEREST

None

PB-94 PLANNING APPLICATIONS FOR DETERMINATION

- (a) W2008/0626 – Land at Newport Business Park, Audley Road, Newport, Shropshire

This application sought outline planning permission for a residential development to be located on land at the former Newport Business Park, Audley Road, Newport. Members were reminded that consideration of the application had been deferred at previous meetings of the Board that were

held on 24th September 2008 – to allow for a financial viability assessment to be undertaken and the 10th December 2008 – to allow for the consideration of additional information to be submitted by the developer following initial consideration of the assessment.

Members were referred to the contents of the report that detailed the additional information that had been supplied by the applicants. The Board were reminded that in accordance with the adopted Core Strategy there was a requirement that ordinarily such a planning application would also contain provision for 35% affordable housing to be provided together with an additional amount in relation to this application of the sum of £30,000 towards drainage improvements at Shukers Field. Following further negotiation between officers and the applicants and as a result of the current economic situation and following assessment of the financial viability assessment that had been submitted that a reduction in the proportion of affordable housing would be recommended to a level of 25%, together with the reduction of the monies to £15,000 for the drainage improvements to Shukers Field that would be secured by way of the Section 106 Agreement. Members were also referred to the additional information contained within the additional update sheet that was tabled at the meeting.

The Board agreed to the proposed revision on this application for this site only given the particular identified economic situation that existed and on the strict basis that no precedent would be created in the future for any subsequent planning applications of a similar nature.

Following, a discussion it was accordingly,

RESOLVED – that in relation to planning application W2008/0626 that delegated authority be granted to the Head of Planning & Environment to grant planning permission subject to the completion of a Section 106 Agreement that would secure 25% affordable housing, the sum of £45,000 for provision of the new off-site LEAP; the sum of £15,000 for the improvements to drainage of the Shukers Fields Playing area; the sum of £25,000 towards physical works for Safe Routes to Schools and a Primary School Education commuted sum should the surplus capacity fall below 5% at the time of making the first reserved matters application and subject further to the other conditions as outlined within the report.

(b) W2008/1343 – Wharf Cottage, Longdon-On-Tern, Shropshire

Members were referred to an earlier application for outline planning permission for siting and access which had been approved by the Planning Inspector on behalf of the Secretary of State on 28th September 2007. This was the subsequent reserved matters application planning permission which sought permission for siting, scale, appearance and landscaping. The site was accessed via a private drive between Ulvik and Willow Vale off the B5063, being the main road through Longdon-on-Tern. The plot was within the curtilage of Wharf Cottage and located to the rear of Ulvik. The site accommodated an old warehouse structure with lean to garage which had been demolished.

Members were referred to the planning history, consultation responses, planning context and relevant planning considerations that had been applied to the application.

The local ward member, Councillor J.M. Seymour was invited to address the Board who had been requested by Rodington Parish Council to reinforce the objections that they had raised during the consultation period. However the Parish Council wished to advise that in principle they had no overall objection to the principle of development. They wished to mention that the Planning Inspector had noted the importance of the canal but that in their view that the present application did not reflect this position. She also raised the increased possibility that the canal would eventually be restored in some measure and that this proposed development might potentially put the restoration at risk.

Councillor R. Aveley was invited to address the Board as he had been requested by the applicant to speak on his behalf. He produced a copy of an old edition of a map of the immediate area and pointed out that at this point the canal was indicated to be double the width and contended that any development would be able to proceed without adversely affecting any possible future restoration of the canal. He also referred members to the position of the former warehouse and the existing foundations which it was proposed to utilise within the proposed development.

Amended plans had also been received which indicated that the site boundary of this application was the same as the previously approved outline planning permission. Whilst the Parish Council's comments and the Canal Trust's recommendations to relocate the dwelling were noted, as stated earlier the principle of residential development on the site, including the siting of the dwelling, had already been approved by the Secretary of State. If Members were minded to refuse this application, their decision would be contrary to the Secretary of State's decision, and as such any subsequent appeal could lead to significant costs awarded against the Council. The Board were reminded that the principle of development on this site had already been established under planning application W2006/1429 which included siting and access.

Members were also advised that there were discrepancies with the accuracy of the Ordnance Survey data accompanying the application, however, the case officer had surveyed the site and confirmed that the architect drawn site layout was correct and accurately reflected the position of buildings and features on site. The Board were reminded that the wharf building superstructure had already been demolished and Policy UD2 required development to respect and respond positively to its context, both visually and functionally, and enhance the quality of the local environment through high quality design. Policy CS15 also expected development to positively influence the appearance and use of the local environment.

With this in mind, the proposed dwelling which was to be built off the original foundations of the original wharf building had been designed to respect the neighbouring properties with matching facing materials, roof tiles and windows and as such respects the character and appearance of the locality. In addition, whilst the proposed conservatory was not on the original outline planning application, this too was deemed acceptable in terms of scale, design and

materials and a 'normal' addition to a dwelling house. Furthermore, once the main house was built the conservatory could be erected as permitted development, without the need for planning permission.

The proposal also included a raised terrace wrapping around the north and east elevation of the property and the conservatory. It was acknowledged that this encroached on the line of the former canal; however, this too could be built under permitted development once the main house was built, and as such it was considered acceptable. Moreover, due to the layout and existing boundary treatment there would be no over-looking or loss of residential amenity.

The detached double garage was also considered an acceptable addition to the residential property; the size and design was deemed appropriate and as such the building would not appear out of character or unduly prominent in this location. The site was adequate to provide sufficient on-plot turning facilities. The imposition of a condition would prevent it from being used as separate residential accommodation.

It had been concluded that this Reserved Matters application would not have an adverse effect on surrounding residential amenities nor the character of the surrounding area. In addition the proposal respected the original siting of the wharf building and would have no further impact on the canal heritage than that previously approved under the Outline application.

Accordingly, the proposed development was considered to be acceptable as it complied with the adopted Wrekin Local Plan and the Core Strategy and was therefore recommended for approval with conditions.

RESOLVED – that in relation to planning application W2008/1343 that planning permission be granted subject to the conditions as outlined within the report.

(c) W2009/0058 – Forge Roundabout, Rampart Way, Telford Town Centre, Telford, Shropshire

This Council application sought consent for the erection of 5no. freestanding non-illuminated advertising boards 1200mm x 500mm raised by 400mm on twin poles, on the Forge Roundabout. The signage would advertise The Space Place based on Stafford Park. There were currently advertisements on the site which this proposal replaces. The roundabout was situated on the junctions of the M54, Rampart Way, Hall Park Way and Forgegate, being one of the main routes through the area and to Telford Town Centre.

Members were advised of the consultation responses that had been received which stated that whilst the Highway's Engineer had raised no objection to the proposal subject to the placing of 3 standard conditions relating to the sizes and positioning of the sign. The Parish Council had objected to the proposal on the grounds that the advertisements would lead to a proliferation of signage and road safety.

The Board were also informed of the relevant planning history and planning context as detailed within the report.

Members were informed that various signs to promote local businesses had been installed at several roundabouts in Telford and Wrekin as part of the Telford and Wrekin Community Sponsorship scheme. The signs were considered generally acceptable where they would not result in visual clutter or a distraction to highway users. In this regard, the Highways Engineer had raised no objections to the advertisements. Furthermore, providing the existing signs were removed, it was considered that the proposed adverts would not be harmful to the visual amenities of the area. A condition was therefore recommended to secure the removal of the existing signs.

RESOLVED – that in relation to planning application W2009/0058 that advertisement consent be granted subject to the conditions as outlined within the report.

(d) W2009/0073 – Old Park Roundabout, West Centre Way, Old Park, Telford, Shropshire

Members considered this council application which sought consent for the erection of five non-illuminated advertisement signs on the central island of the roundabout situated at Old Park Roundabout, West Centre Way, Old Park, Telford. The roundabout was located in the urban area of Telford at a busy highway intersection on West Centre Way outside Telford town centre. This large roundabout was characterised by its attractively landscaped central island with a verdant area of mature planting.

The Board were advised of the relevant planning policy context and relevant consultation responses that had been received. It was reported that the Council's Highways Officer had no objections to the proposed signs subject to the dimensions of the signs and their position in relation to the highway conforming to previously agreed details. The Council's Engineer had also reported that there were three mineshafts on or near the roundabout and the signs should not be erected within 20 metres of the shafts. Lawley & Overdale Parish Council were concerned that too much signage may cause a distraction to drivers, with highway safety implications.

The proposed signs would be 1200mm across with a total height of 900mm, and this size had been agreed with the Council's Highways Officer as an acceptable size which would not detract from highway safety. It was noted that similar sized signs were already a feature on many roundabouts in the Telford area, and the signs were intended to promote local businesses as part of the Telford & Wrekin Community Sponsorship scheme.

The proposed signs would be acceptable in this location and would not detract from the character and appearance of the roundabout. The signs would not result in an unacceptable amount of visual clutter and would not detract from the general amenities of the surrounding area.

RESOLVED – that in relation to planning application W2009/0073 that advertisement consent be granted subject to the conditions as outlined within the report.

- (e) W2009/0074 – Horsehay Roundabout, Junction of, Wellington Road/Bridge Road, Horsehay, Telford, Shropshire

The Board received this council application which sought permission for the erection of 4no. freestanding non-illuminated advertising boards on the Horsehay Roundabout. The signage would advertise 'The Smile Works' dentists in Dawley, and that these proposed signs would replace the current adverts. The roundabout was situated on the A5223 half way between the junction with the M54 and the Ironbridge by-pass. The roundabout was near the edge of the urban district of Telford but had some residential development close by, but not fronting the island.

Members were advised of the consultation responses that had been received, planning history and the relevant planning policy context applicable to the application.

The Board was advised that the proposed signs were 1200mm in width and 900mm above ground at its highest point; this being the same size as the previously approved adverts which were to advertise Meadowvale. Various signs to promote local businesses had been installed at several roundabouts in Telford and Wrekin as part of the Telford and Wrekin Community Sponsorship scheme. The signs were considered generally acceptable where they would not result in visual clutter or a distraction to highways users. In this regard, the Highways Engineer had raised no objections to the advertisements. Furthermore, providing the existing signs were removed, the proposed adverts would not be harmful to the visual amenities of the area. A condition had been recommended to secure the removal of the current signs.

RESOLVED – that in relation to planning application W2009/0074 that advertisement consent be granted subject to the conditions as outlined within the report.

- (f) W2009/0076 – Donnington Wood Roundabout, Junction of, Celandine Way, Donnington, Telford, Shropshire

The Board considered this proposal which sought permission for the display of four non-illuminated signs on the central island of the roundabout situated at and known as the Donnington Wood Roundabout at the junction with Celandine Way and Marshbrook Way.

Members were informed of the relevant planning policy context and the consultation responses that had been received. It was reported that Lilleshall & Donnington Parish Council had objected to the proposed signs on the grounds that the signs would add to street clutter and would distract driver's attention, leading to traffic safety issues. Members were further advised that the Council's Highways Officer had no objections to the proposed signs subject to the dimensions of the signs and their position in relation to the highway conforming to previously agreed details.

The proposed signs would be 1200mm across, and this size had been agreed with the Council's Highways Officer as an acceptable size which would not detract from highway safety. There were no existing signs on this roundabout, however, similar-sized signs, which were intended to promote local businesses, were already a feature on many roundabouts in Telford as part of the Telford & Wrekin Community Sponsorship scheme.

Officers had concluded that the proposed signs were therefore considered satisfactory, would not result in an unacceptable amount of visual clutter and would not detract from the amenity and character of the surrounding area.

Accordingly. It was;

RESOLVED – that in relation to planning application W2009/0076 that advertisement consent be granted subject to the conditions as outlined within the report.

(g) W2009/0084 – Hollinsgate Roundabout, Junction of, Hollinsgate & Lawn Central, Telford, Shropshire

Members received this application which sought consent to display four non-illuminated advertisement signs on the central island of the roundabout situated close to Telford town centre on the town centre 'ring road' at the junction of Lawn Central with Hollinsgate.

Members were informed of the relevant planning policy context and the consultation responses that had been received. It was reported that the Council's Highways Officer had no objections to the proposed signs subject to the dimensions of the signs and their position in relation to the highway conforming to previously agreed details for these advertisements. It was further noted that whilst Hollinswood & Randlay Parish Council had no objections to the proposed signs, Lawley & Overdale Parish Council were concerned that too much signage may cause a distraction to motorists.

The proposed signs would be 1200mm across with a total height of 900mm, and that this size had been agreed with the Council's Highways Officer as an acceptable size which would not detract from highway safety. Similar sized signs, which were intended to promote local businesses, were already a feature on many roundabouts in Telford as part of the Telford & Wrekin Community Sponsorship scheme. The signs would replace the existing signs on the roundabout and would not result in an unacceptable amount of visual clutter. Therefore the proposed advert signs were considered satisfactory in this urban location and would not detract from the amenity and character of the surrounding area.

Accordingly, it was;

RESOLVED – that in relation to planning application W2009/0084 that advertisement consent be granted subject to the conditions as outlined within the report.

(h) W2009/0109 – St Lawrence Primary School, Preston Upon The Weald Moors, Shropshire

This Council application was considered by the Board and sought approval to the proposed installation of replacement metal railing fencing and a disability access ramp at the school. The application site was located at St Lawrence Primary School, Preston-Upon-The-Weald-Moors and was situated adjoining a residential area on the north edge of the village. The school site comprised a traditional main school building and a front yard/car-park which was enclosed within an existing 1.5 metre high metal fence along the road frontage.

Members were advised of the relevant planning policy context and the consultation responses that had been received as outlined within the report.

Members were requested to note that the replacement metal fencing on the road frontage would be the same height as the existing fencing and would be of an acceptable appearance. The access ramp would be positioned on the inside of this new fencing, and would not affect the existing footway. The Board were further requested to note that the proposed fencing within the school site would be higher than the existing wooden fencing which it was to replace, but would not be visually intrusive. Officers had concluded that the proposed minor works would not change the character and appearance of the school and would have little impact on the street scene.

Accordingly, it was;

RESOLVED – that in relation to planning application W2009/0109 that planning permission be granted subject to the conditions as outlined within the report.

(i) W2009/0117 – Lilygrace, Farm Lane, Horsehay, Telford, Shropshire

Members considered this retrospective application following enforcement action for the retention of the boundary wall, brick piers and finials. Lilygrace was a large detached dwelling with an attached garage and accessed via a private drive between neighbouring properties known as Stanwell and The Whispers. The Board was informed that Farm Lane was a no through road for vehicles and divided by bollards located near to the adjacent property called Stanwell. The character of Farm Lane to the north of the bollards was typified by large individually designed detached dwellings on generous plots, the majority of which were bounded by high walling and accessed via prominent gateways. The dwellings situated to the south of the bollards were slightly more modest with boundary walls of a more domestic scale.

The local ward member, Councillor C.Mollett had requested that this application should be determined by the Board. He was invited to address the Board and spoke on behalf of the applicant. He wished to bring to the attention of the Board of the differing nature of the properties within the locality and the individual boundary treatments that had been constructed and that in his view the applicant's proposal was not out of keeping nor presented an adverse impact on the locality. He also wished to state that the pillars were

proposed to support some gates and were set back from the road and as such it was difficult to establish that they posed an adverse impact.

The Board was informed that planning permission was granted for the erection of a dwelling and garage with the addition of conditions by Plans Board on 20th March 2002. Inter alia, the conditions included submission of details of external materials, enclosure of the site and landscaping. Details addressing the above issues were submitted and the conditions were duly discharged. However, the wall was not built in accordance with the approved details hence this planning application.

Members were advised of the relevant planning policies that were applicable to the application, together with the consultation responses as outlined within the report. The Board were also referred to the comments of the Council's Highway Engineer and also of the local Parish Council as detailed on the additional information sheet that been prepared since the preparation of the report.

The Board noted that the approved wall and pillars measured 2.0m in height and as such were considered to be the maximum acceptable height without having a detrimental impact on the character and appearance of the surrounding area. This judgement was based on an appraisal of the character of the neighbouring dwellings and the existing streetscene. The unauthorised walling as built was between 1.43m and 2.0m in height and the pillars measure 2.4m in height, two of which had copings, with the other two having 645mm cast stone acorn finials which resulted in a total height of 2.9m.

Taking this into account whilst it was considered that the proposed walling was acceptable, as are the two piers closest to the highway; these were similar in height and design to others in this part of Farm Lane, and as such respected the character and appearance of the locality and reinforce the existing boundary treatments. However, the two piers located further along the drive were considered inappropriate. Their excessive height at total of 2.9m (coupled with the coping and the ornate 645mm high acorn finial detail on top) resulted in a feature which appears as an incongruous, strident and unduly prominent development to the detriment of the locality. Furthermore, the development was judged to be unacceptable as it resulted in an adverse impact upon the character and appearance of the area.

Therefore, as it was not possible to make a split decision on planning applications, the proposal was considered unacceptable as it failed to comply with the Wrekin Local Plan, the Core Strategy and national guidance contained in PPS1.

RESOLVED – that in relation to planning application W2009/0117 that planning permission be refused on the grounds that the Local Planning Authority considered that the proposed boundary treatment was unacceptable by virtue of its scale and design, which resulted in an incongruous, strident and unduly prominent development, having a detrimental impact on the character and visual amenities of the surrounding area. Consequently the proposal was contrary to the

‘saved’ policy UD2 of the Wrekin Local Plan 1995-2006 and CS15 of the adopted Local Development Framework Core Strategy 2007.

- (j) W2009/0126 – Land adjacent, 91 Walker Crescent, St Georges, Telford, Shropshire

This application sought outline planning permission to erect a detached dwelling on land currently used as garden and parking/garaging to No.91 Walker Crescent, St Georges. The application includes siting of the dwelling and means of access, with all other matters reserved. The application site comprised of an existing modern detached red brick property with single storey side extension and large detached sectional double garage. Hardstanding/driveway and dropped kerb extends across the frontage of the site.

The local ward member, Councillor R.A. Overton was invited to address the Board. He spoke on behalf of the applicants and stated that he considered that the planning application should be considered on the basis of an assessment of the residual amount of private amenity value should the application proceed. He stated that in his view the amount of the private amenity land that would be left would be comparable to the amount that was available for other similar properties within the immediate locality. Accordingly he felt that the development could proceed as contained within the application.

Members were informed of the consultation responses that had been received, together with the relevant planning history, planning context and relevant planning considerations as outlined within the report.

The Board were advised that the current application was a resubmission of a previous scheme for a detached dwelling that was refused and includes siting and means of access, with plans showing driveway to the side of the dwelling located in line with No.91 Walker Crescent, in a central position in the plot. All other matters – scale, appearance and landscaping were reserved for future application. Parking for No.91 would be located in front of the existing dwelling, which was already an area of hardstanding.

The previous outline application (W2008/0361) was refused as the site was considered too small, would be overdevelopment providing insufficient private amenity space to the new dwelling. The shape of the site narrowed to the rear, as it was bounded and constrained by the adjacent footpath which curved around the boundary, and this restricts the plot size. The Applicant had continued discussions with the Local Planning Authority but the last draft scheme was still considered unacceptable.

Officers had concluded that whilst the amended plans demonstrated that a driveway and parking space could be accommodated at the property, the narrowing nature of the site, its shape and configuration was still a constraint, and the proposed garden area would be significantly smaller than adjoining more uniform shaped plots, due to the location of the footpath to the side and rear. It was considered that the site remained insufficient in size to accommodate a property, and that it would provide inadequate amenity space

to the detriment of the character and appearance of the area, appearing cramped and overdeveloped. The previous reason for refusal had not been overcome by the amendments to the plans, and the proposal was therefore considered to be contrary to national and local planning policy.

Accordingly, it was;

RESOLVED – that in relation to planning application W2009/0126 that outline planning permission be refused on the grounds that the Local Planning Authority considered that the proposal would result in a cramped and overdeveloped form of development, with insufficient private amenity space. The site was considered inadequate in size to satisfactorily accommodate the development, having regard to the prevailing plot sizes in the locality. Accordingly the proposal was contrary to Policies UD2 and H6 of the Wrekin Local Plan 1995 – 2006 and guidance in national Policies PPS1 and PPS3.

(k) W2009/0191 – Spout Farm House, Town Park, Malinslee, Telford, Shropshire

This Council application sought approval for the installation of roller shutter doors to front and rear elevations and security grills to ground floor windows, fire exit door and to 2 velux rooflights to Spout Farm House in the Town Park.

The Board was reminded that Spout Farm House was a two storey detached building located in the centre of Telford in the Town Park, used as an information centre. The building was situated adjacent to ‘Southwater’, a man-made lake. Spout Farm House fronted onto an area of hard standing, including a play area and part-covered seating area. The building benefited from natural surveillance during the day, as the park was open every day and both commuters and users of the park passed the building on a regular basis. However, after the early evening the Town Park did not have many visitors and, therefore, the opportunity for anti-social behaviour was increased at certain times of the day.

The Board was referred to the planning history and relevant planning policy context and the reported consultation responses that had been received as detailed within the additional update sheet provided to the Board.

Members were advised that this application had arisen following negotiation over the types of grill and security schemes which would best suit the building keeping it secure yet not compromising its distinguished character and appearance. The proposed security resolution was to comprise of security grills on all ground floor windows. These were to be installed externally, however these were designed to be of a fine gauze grill and therefore would not be overly imposing on the building and not overly detract from the character and appearance of the building. It was also proposed that the grills would be painted green in an attempt to compliment the current green detailing of the building.

It was also proposed that there would be a large roller shutter over the entrance of the building. Although it was accepted that whilst this was a large

development which did alter the character of the building, it would only be used during the evenings before the building was open. This shutter would also be coated in green in order to help it blend in with the surroundings.

On the roof there are two rooflights which will also be protected by external steel security grilles. These are not seen as prominently in the area due to the angle of the roof pitches these will not be overly visible within the area, however to stay in keeping with the scheme these will still be coated green.

Members were reminded that the proposal was sited within the Green Network, however it was considered that this proposal did not detract from the main aims of the Green Network and was an exceptional circumstance to protect a community building. Therefore the proposed developments would not be contrary to policy OL3 and OL4 of the Wrekin Local Plan.

In conclusion it was considered that the proposed security grilles and shutter doors would mitigate any security issues and the proposed development would not be detrimental to the character and appearance of the building or the surrounding area. The proposed development would respect the character and appearance of the building and not be of detriment to the visual amenities of the surrounding area nor in detriment to the aims of the green network.

RESOLVED – that in relation to planning application W2009/0191 that delegated authority be granted to the Head of Planning & Environment to consider any further consultation responses that maybe received during the statutory consultation period and subject thereto grant planning permission subject to the conditions as outlined within the report together with any further conditions that may arise following receipt of any further consultation responses.

PB-95 SITE VISTS

None.

PB-96 PLANNING APPLICATIONS DEALT WITH UNDER DELEGATED AUTHORITY

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

The meeting ended at 7.05 p.m.

Chairman:

Date: