

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 8th April, 2009 at 6.00 p.m. at the Civic Offices, Telford

PRESENT: Councillors I.T.W. Fletcher (Chairman), A.A. Meredith (Vice-Chairman – in the Chair for planning application W2009/0168), R.G. Chaplin, J.A. Francis, G.M. Green, F.R. Picken, H. Rhodes and M.J. Smith

PB-97 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 18th March, 2009 be confirmed and signed by the Chairman.

PB-98 APOLOGIES FOR ABSENCE

None.

PB-99 DECLARATIONS OF INTEREST

Councillor F.R. Picken declared a personal and prejudicial interest in planning applications W2009/0128 and W2009/0168 and indicated his intention to leave the room during discussion thereon.

Councillor I.T.W. Fletcher declared a personal and prejudicial interest in planning application W2009/0168 and indicated his intention to leave the room during discussion thereon.

Councillor G.M. Green declared a personal interest in planning application W2008/1182 and indicated her intention to leave the room during discussion thereon.

PB-100 HUNTINGDON LANE, LAWLEY PLANNING APPLICATION – EVIDENCE

The report of the Head of Planning & Environment set out the background to this planning appeal including the endorsement and approval at the Board meeting of 30th March 2009 of the draft summaries and proofs of evidence to be submitted to the Inquiry. Full copies of the witnesses' final proofs, to which no material changes had been made since the meeting on the 30th March had been made available in the Members' Room.

RESOLVED – that the content of the Council witnesses' proofs for submission at the Public Inquiry in this Appeal be endorsed and approved by the Board.

PB-101 PLANNING APPLICATIONS FOR DETERMINATION

(Councillor G.M. Green left the room during discussion and determination of the following application in line with her declaration of interest.)

(a) W2008/1182 – Land Adjacent to 2 Wrekin View, Madeley, Telford, Shropshire

This application sought full planning consent for the erection of a pair of semi-detached dwellings on a grassed open amenity area located on the corner of Wrekin View. The site was situated within a predominantly residential area characterised by hipped semi-detached dwellings and was within walking distance of a range of local amenities. A 1.2m fence acted as the boundary between the site and no. 2 Wrekin View.

Although the site was used as an area of open amenity, it was not protected by Green Network designation. Policy OL6 of the Wrekin Local Plan recognised the existence of and the valuable and important contribution they made to the character of an area. However, this site was not used as either a footpath or a play area and, being privately owned, anyone using the site would be trespassing. Consequently, it was considered that the site's main function was purely as a visual relief from the built up character of the area.

A Tree Preservation Order had been placed on three trees on the site on submission of the application but the Council's Arboriculturalist had no objection to the loss of one other tree in the centre of the site, this being subject to conditions relating to details of service runs, methodology for protective fencing and no dig construction of parking areas within the canopy of the protected trees. In addition, an amendment to the application had been received to create a green barrier adjacent to the highway by the provision of a 1.8m high hedge as opposed to a 1.8m close board fence around the rear amenities of the proposed dwellings.

The plot was located on a prominent corner within a geometrically planned estate, which had utilised similar corner plots as part of the original development whilst retaining its original character. As the application site respected a similar layout, orientation and plot size, it was considered that the layout would respect and reinforce the character of the surrounding area and, with suitable landscaping including the boundary treatments, would still provide an area of visual relief. The proposed elevations and external treatment had been amended to reflect and respect properties in the immediate area, including the orientation of the plot, the reduction in the scale and mass of the dwellings, the location of the front doors, and the installation of a chimney and side landing windows. In addition, the internal layout had been amended to overcome any issues of overlooking at first floor level by Plot 2 over the private rear amenity of no. 2 Wrekin View and further conditions could be imposed to ensure that the non-habitable rooms had obscure glazing and that no further windows were installed.

The proposal would provide parking for two vehicles per dwelling, located at the front and rear of the site, thus providing sufficient parking for both units without dominating either front or side elevations. The proposed amenity area was also considered satisfactory for each unit.

The development was situated over an area of former coal mining and, as such, it was considered that the site could be suitably developed subject to a condition relating to land contamination and appropriate mitigation.

Madeley Parish Council had made no comments but three individual letters of objection had been received, as summarised in the report. In addition a petition of 107 signatures from residents of the surrounding area had been received regarding the size of the dwellings and the impact of the proposed fence.

Members welcomed the scheme, which made good use of the site by means of appropriate design that fitted in with surrounding properties.

RESOLVED – that planning application W2008/1182 be granted planning permission subject to the conditions as set out in the report.

(b) W2009/0051 – Land at Park Lane, Woodside, Telford, Shropshire

This was an application for the erection of 186 dwellings, access roads, parking and garaging, including the stopping up, footpath closures and making of new footways in accordance with Section 247 of Town & Country Planning Act on the sites of the former Courts buildings. The application superseded a similar one for 191 dwellings approved in principle by the Board on 11th June 2008, subject to the signing of a prior Section 106 Obligation. However, the Section 106 had not been signed and the application had been withdrawn in favour of the current one, as the developers wished to secure permission for different house styles which would better reflect the current economic climate.

The proposal was largely as previously proposed and sought to accord with a development brief prepared jointly between the Homes & Communities Agency and Council planning officers, which sought to address the problems associated with the existing Radburn layout design. The current proposal was predominantly for two-storey detached and semi-detached dwellings with some three storey units, bungalows and terraces. Overall, the scheme sought to deliver a strong form of development comprising a range of house types structured around a series of strong focal points to create a sense of identity and sense of place.

This scheme needed to be considered in conjunction with the recently completed care home which comprised part (20 nominated spaces) of the previously negotiated affordable housing element. The current proposal would provide the balance of 20 affordable units (10 for social rent and 10 shared ownership).

A new roundabout would be formed with the junction of Park Lane with Wealdstone and lower order roads on the proposed development would provide focussing of shared surfaces promoting pedestrian usage. The development would necessitate the stopping up of small areas of highway previously serving The Courts together with some footpaths, the details of

which would be submitted by the developer to the Government Office once planning permission had been granted. The applicants had worked with the adjoining school body and the Highway Authority to provide a vehicular dropping off point and pedestrian linkages through the site from other parts of Woodside.

A small area in the south-east corner of the site was identified as Green Network in the Local Plan (Policy OL4). It had negligible value in terms of the wider Green Network and its loss would be compensated for by the community benefit derived from regenerating this particular area of Woodside. In addition, the applicants had offered a financial contribution to improvements to the open space surrounding the site, which had been considered an adequate response when the previous application was considered by the Board. Therefore, it was not considered that the application constituted a Departure to the Development Plan as Policy OL4 was deemed to be satisfied.

Madeley Parish Council had submitted objections, as set out in the report. Severn-Trent Water Authority had no objections subject to appropriate conditions, as did the Council's Highways Authority and Pollution Control Section. Whilst mindful of the views of the Parish Council, it was necessary for planning obligations to be negotiated and to meet the relevant tests of Government Circular. Given the previous decision in 2008 and the particular circumstances, it was considered that a reasonable level of Section 106 contributions had been negotiated.

Members noted the updated information correcting typographical errors as tabled at the meeting.

RESOLVED:

(a) that with respect to planning application W2009/0051 the applicants be invited to enter into an Obligation under Section 106 of the Town & Country Planning Act, whereupon the Council would covenant to grant full planning permission subject to the conditions as set out in the report and the Planning Obligations to be incorporated within the deed to include a) the provision of 20 affordable housing units; b) payment of £200,000 contribution towards the provision of a Local Centre Play Area; c) £6000 POS contribution; and, d) payment of £6,290 towards wildlife habitat management.

(c) W2009/0067 – Land at 125 King Street, Wellington, Telford, Shropshire

This application sought outline planning permission for the demolition of the existing single storey brick building with steel roller shutters, and canopy of the previous petrol filling station, divided into commercial units and the redevelopment of the site to comprise five 3-bedroomed dwellings and eight 2-bedroomed flats. The forecourt and rear yard areas were largely surfaced with tarmac and concrete.

Whilst the application sought to agree the access, layout and scale with appearance and landscaping reserved for later consideration, the applicants had submitted an indicative elevation to show a two storey, terraced development of five 3-bedroomed units with garden areas to the rear and a block containing four 2- bedroomed flats, both addressing King Street. Access to parking and to the rear of units would be gained via a new driveway to be located between the two blocks and leading to a second block of four 2 bedroomed flats situated at right angles to the first block.

The existing commercial units had no historic or architectural merit and there were no objections to their demolition and no policy objections to the loss of these employment sites. The design and detailing of the proposed properties respected the scale and appearance of the neighbouring dwellings and would have a positive impact upon the visual quality of the area and the streetscene. The proposed orientation and separation distances would ensure that there would be no adverse impact on the amenities of the properties to the rear of the site and adequate amenity space would be provided for the proposed units.

The Council's Highway Engineer had no objections in principle subject to the provision of adequate visibility splays across the frontage of the site and the provision of a 2m. footway and had suggested the inclusion of informatives relating to the construction of the proposed access and to the existing lighting column and speed camera. The Council's Sport and Recreation Officer had requested a contribution of £600 per dwelling from the developer to mitigate for the increased demand on the existing recreational resource in the locality, together with additional fencing to protect the proposed development from the adjacent ball court. In addition, the Council's Capital Planning Officer had requested a contribution of £20,763.91 towards primary school facilities. These figures would be secured by way of a Section 106 Agreement. The Council's Arboricultural Officer had no objection in principle but had requested a Root Protection Area to protect the existing Cypress trees along the southern boundary

In line with PPS23 and given the previous uses of the site, it was considered necessary to impose conditions relating to contaminated land to ensure that risks to future users of the site and neighbouring land were minimised and that the development could be carried out safely. With regard to PPG24 on the need to minimise adverse noise impact and given the proximity of the proposed dwellings to King Street and the adjacent play facility, it would be necessary to impose conditions relating to acoustic glazing in the noise sensitive rooms.

In conclusion, having regard to the consultation responses and planning guidance, it was considered that, on balance, the principle of redeveloping this site for residential use was acceptable subject to conditions, mitigation works and planning obligations.

Members considered that the proposal was very beneficial as it would enhance this area of Wellington.

RESOLVED – that with respect to planning application W2009/0067 delegated authority be granted to the Head of Planning & Environment to grant outline planning consent subject to the applicant entering into a Section 106 agreement to provide financial contribution, as outlined in the report, towards education and recreational facilities and to the conditions as set out in the report.

(d) W2009/0116 – AFC Telford United, Bucks Head, Watling Street, Wellington, Telford, Shropshire

This application to extend the existing Learning Centre facility at the Bucks Head AFC Telford Football Stadium had been submitted by Telford & Wrekin Council. The existing two-storey structure lay immediately behind the terracing on the east side of the ground and it was proposed to extend this by some 943 sq.m. by adding an 'L' shaped extension to create additional floorspace for the existing suite of rooms together with additional meeting and training rooms at both ground and first floor. This would provide up to thirteen additional training rooms, although this number might be reduced as the space would be used flexibly to provide training suites of a variety of sizes to suit different meeting/conference arrangements. In addition lift facilities, plant room, w.c. facilities and additional kitchen facilities were proposed and the opportunity had been taken to provide spectator (corporate box style) facilities off the first floor training rooms to provide seating for the disabled and corporate clients.

The existing 360 space car park would be utilised, although there was an opportunity to provide an additional 30 spaces if required. However, the Highway Authority had requested further information, given the varying demands on the existing car park, and had recommended that a survey be undertaken to ascertain whether the car park would be utilised beyond its current capacity. However, officers were of the view that it could accommodate the additional floorspace, particularly as a large percentage of visitors travelled by coach and were dropped off.

The design and appearance of the proposed extension reflected the existing modern structure and would be viewed very much in association with the Bucks Head stadium complex. The Learning Centre had been very successful and was now recognised nationally as an example of good practice in public, private and community sector involvement within a football club environment, benefiting one of the Borough's most socially deprived and economically disadvantaged areas.

RESOLVED – that with respect to planning application W2009/0116 planning approval be granted subject to the conditions as set out in the report.

(Councillor F.R. Picken left the room during discussion and determination of the following application in line with his declaration of interest.)

(e) W2009/0128 – Rear of 56 Sandbrook, Ketley, Telford, Shropshire

This application proposed the erection of nineteen garages in two rows along the north and south of the site with sufficient reversing and turning space in between on an area of existing parking/garages. The applicant wished to replace the existing ad-hoc arrangement of garages, which were constructed of different materials and dimensions, to provide secure parking facilities and reduce on-street parking. The new garages would be of a modern design and appearance, constructed in concrete sections with corrugated roof sheets and powder coated steel doors thereby creating uniformity in the design and materials. Councillor H. Rhodes had requested that this planning application be considered by the Plans Board.

The parking area was served off the cul-de-sac head by a narrow access road between numbers 54 and 55 Sandbrook and boundary fencing and hedges ranging from 1.2 to 1.8 metres in height bounded the rear and side gardens of the properties adjacent to the access and proposed area of the garages. The existing parking arrangement in Sandbrook was a mix of on-street parking with other properties having paved/tarmaced frontages.

Ketley Parish Council had requested clarification on a number of points and the residents of numbers 54 and 55 Sandbrook had submitted a letter requesting that the Plans Board Members considered the issues as set out in the report.

The principle of erecting garages was already established and the increase in the number of garages from six to nineteen would improve and formalise existing ad hoc arrangements of parking and garaging in Sandbrook. With regard to the concerns raised by the Parish Council and neighbouring properties, the existing narrow and residential nature of the street with a relatively sharp corner to the north-east should encourage vehicles to travel and manoeuvre at low speeds. The fencing and hedge screening to the rear and side garden boundaries would help to minimise possible noise from vehicles utilising the garages and the access road. In addition, existing on-street parking would be reduced and replaced by secure garaging. Whilst the Local Planning Authority could not control the number of vehicle movements, it had been estimated that if all the garages were used twice a day, there would be thirty-eight trips. The existing arrangements also had the potential to be used more intensively than at present. The Council's Highways Engineer has raised no objections and the development would not encroach upon the adjoining footpath leading to a Definitive Public Right of Way along Copper Beech Road.

The development was considered acceptable in terms of the scale, design and proposed materials in the context of the surrounding modern residential estate in accordance with local and national planning policies. The garages would be visible from the adjoining elevated access road, Copper Beech

Road, but would not be overly prominent in the streetscene, being located at the rear of properties in Sandbrook. The proximity of housing and the adjoining road also provides a level of natural surveillance for the garages/parking area.

Members were informed at the meeting that, after further consideration, officers had requested a further amendment to the proposal by which the block of garages to the south of the site would be repositioned to run parallel with the boundaries of the gardens of nos. 68, 69 and 70 Sandbrook so as to remove an area with the potential to encourage anti-social behaviour.

In addition, an e-mail of objection had been received that day from the occupant of no. 69 Sandbrook, who claimed to own an area of the application site at the rear of his property to allow access. He had raised a number of objections, including that access to this property would be blocked by two of the proposed garages. Given the late notification of potential issues regarding land ownership of the site/location of the garages, an amended recommendation was tabled seeking delegated authority for the Head of Planning & Environment to grant planning permission subject to the satisfactory outcome of the investigations into the issues raised. However, following concerns raised by Councillor Rhodes, it was agreed that the application be deferred to allow Members to make a Site Visit and for the necessary investigations to be made into the land ownership.

Councillor Rhodes also raised concerns at the standard of maintenance being carried out on the land to the top of the application site and the Head of Planning & Environment undertook to identify the owner of the land and, if it was the Council, to contact TWS with regard to the maintenance programme.

RESOLVED – that planning application W2009/0128 be deferred to allow Members to make a Site Visit and officers to investigate land ownership issues.

(f) W2009/0153 – 9 New Street, Wellington, Telford, Shropshire

This was an application by Telford & Wrekin Council for the variation of condition number 5 of planning permission W2001/0054 to extend the opening hours of this retail property to Sunday – Thursday 7 a.m. to 11 p.m. and Saturday 7 a.m. to 12 midnight. The property was a Grade II Listed Building within the Conservation Area and the Primary Retail Zone. It was three storeys in height with a modern shop front at ground floor level, and was currently vacant, having previously been used as a café. The area outside the property was pedestrianised and was a key pedestrian route through the area. Some interest in the property had been shown by potential new leaseholders but they had requested that the opening hours be extended to make the business more viable.

Wellington Town Council had objected to the proposal and suggested that the hours should be varied to 7 a.m.-7 p.m. The Council's Environmental Health Department had raised no formal comments but at the pre-application stage

had requested a restriction of the opening hours to the times specified in the application. Adjacent neighbours had been consulted but no objections had been received.

The property already had existing benefits from a mix of A1, A3 and A5 consent and the current hours of opening associated with this use were 9 a.m.–5.30 p.m. within the primary retail zone. As there was little residential usage in this area, no complaints relating to noises or odours had been raised with Environmental Health. The property had been used in this way for the last eight years and, therefore, there were controls already in place to mitigate any detrimental affects as far as possible. Policy S28 of the Wrekin Local Plan usually required food premises to be closed by 11.30 p.m., as these were the noise sensitive hours. However, this site was not located in a residential area but was in a key site within Wellington Town Centre and, therefore, the extension of opening hours by half an hour on Friday and Saturday evenings was considered acceptable. In addition, extension of the opening hours to 7 a.m.–11 p.m. for the remainder of the week y would not be detrimental to any residential amenities. Furthermore, the promotion of the building to potential occupiers would help enable the vitality of the town centre.

Members welcomed the application which would, hopefully, assist in letting the property and would introduce 'continental' style hours into Wellington Centre.

RESOLVED – that with respect to planning application W2009/0153 planning permission be granted subject to the conditions as set out in the report.

(g) W2009/0155 – Land off Pool Farm Avenue, Leegomery, Telford, Shropshire

This planning application by Telford & Wrekin Council related to the erection of a building on the site of the Thomas Telford Public House to accommodate a supermarket, a hot food takeaway outlet and two shops. The external facing materials would comprise light red brickwork, aluminium doors and windows, and amended plans now showed a monopitch aluminium standing seam roof with matching bargeboards. Each retail unit would have its own individual bin store to the rear with the supermarket having a goods yard for large delivery lorries. Thirty-two parking spaces would be provided at the front of the building and eight at the rear, with additional parking provided for the new Listen and Care Centre. These would also meet the needs of parents dropping off or picking up pupils attending the Apley Wood Primary School. A new footpath would provide easy access onto the Silkin Way and the adjacent underpass under Pool Farm Avenue and vehicular access to the shops would be along the existing road from Pool Farm Avenue.

Hadley & Leegomery Parish Council had welcomed the proposal but had concerns about the amended design for the roof of the building, feeling that a tiled roof would be more in keeping with the surrounding pitched and tiled

roofs. The Council's Highways Engineer had no objections, subject to conditions relating to the roads, footpaths, and parking and turning areas being provided before the first retail unit is occupied, together with the provision of a cycle parking facility. The Council's Arboricultural Officer wished to impose conditions relating to protective fencing for the retained trees and hand digging within the root protection areas. All the mature trees along Pool Farm Avenue were to be retained and reinforced with new landscaping in order to maintain and even enhance the existing important green frontage to the site.

Work on the new Listen and Care Centre was already under way and the new retail units would complete the redevelopment of all the Local Centre south of the Silkin Way. The provision of the new retail units would revitalise the Local Centre and provide enhanced shopping facilities for the residents of Leegomery and the new location for the shops would make them more visible and, therefore, more likely to capitalise on passing trade.

The amended flatter monopitch aluminium roof was considered to be appropriate and suitable in this location and would not look unduly prominent, taking into account its context and the prevailing townscape in the immediate area. Neither would it have an adverse impact on the character and appearance of the surrounding area. Therefore, it was considered that the proposed development would provide Leegomery with a revitalised, enhanced, and sustainable Local Centre that met the day-to-day needs of the local community and where residents would be able to undertake their shopping in safe and attractive surroundings.

Members were pleased to see this application before them for determination although some concerns were expressed at the proposed monopitch aluminium roof rather than a more traditional pitched and tiled roof, which they considered would have been more sympathetic to the surrounding properties.

RESOLVED - that with respect to planning application W2009/0155 planning permission be granted subject to the conditions as set out in the report.

(Councillors I.T.W. Fletcher and F.R. Picken left the room during discussion and determination of the following application, in line with their declarations of interest. The Vice-Chairman, Councillor A.A. Meredith, took the Chair for this item.)

- (h) W2009/0168 – Former Windsor Flats Site, Arleston Lane, Wellington, Telford, Shropshire

This application was for the demolition of the existing Windsor Flats and the redevelopment of the site for a combination of eleven two-bedroomed flats, eight three-bedroomed houses and one four-bedroomed house to provide a total of twenty units. A similar application had been approved by the Board on 19th November 2008 (W2008/1006) subject to a Section 106 Agreement,

thereby establishing the principle of such a development. The current application included revised access arrangements and parking facilities.

The proposed elevation to Bennetts Bank was as approved by the Board in 2008. In respect of the other elevations fronting the public domain, there would be three dwellings facing Hornbeam Close and Arleston Lane towards the south with a main entrance into the estate for parking. The revised plans for the site now before the Board showed entrances with gateways fronting Hornbeam Close so that the properties respected the street scene, which was considered acceptable. Given the boundary treatments to the east and west, the site was relatively independent from its neighbours on either side and would not have a detrimental impact on the character of the area.

The position of units referred to as 4 to 9 (inclusive) on the drawings were the same 2½ storey design, as approved in November 2008, but the block had been relocated into the centre of the site to ensure that the right of access across the site enjoyed by the former BT exchange site to the north-east was not obstructed. As the former BT building now benefited from a residential change of use, this new positioning would also improve the relationship between the existing BT building and the proposed dwellings and was, therefore, deemed acceptable, as was the amendment to the internal road layout, parking bays and bins' stores. The Council's Highway Engineer had confirmed that the layout was adequate subject to the imposition of a condition requiring the parking, loading, unloading and turning areas being properly laid out, hard surfaced and drained, and the space being maintained. However, he had advised that the Local Highways Authority would not adopt the proposed access, parking or turning areas.

Severn-Trent Water Authority had no objections to the scheme, subject to a condition in respect of drainage details being provided, including sustainable drainage principles. The Council's Engineering Services had requested details of the foundations to be approved prior to determination of the application and the Contaminated Land Officer had requested a condition relating to contaminated land, given the historical use of the site. Given the history of subsidence on the site, it was also considered necessary to impose a pre-development condition to ensure the stability of the development. The Council's Pollution Control Office had no objections in principle subject to a scheme for acoustic glazing in the noise sensitive rooms being conditioned. In accordance with Policies LR4 and LR6, the developer would be required to provide £600 per property for recreational facilities, a contribution of £12,000 which would be secured by way of a Section 106 Agreement.

Although the scheme involved the loss of some trees to facilitate parking, these had not been considered worthy of retention but the Council's Arboricultural Officer had recommended that a suitable landscaping scheme be submitted to provide compensatory planting as part of the development.

In conclusion, having regard to consultation responses and planning guidance, it was considered that, on balance, the principle of redeveloping this site for residential use was acceptable subject to conditions, mitigation

works and planning obligations. The site was within a highly sustainable location just outside Wellington District Centre and the traffic movements generated by the development could be accommodated without detriment to highway safety. Therefore, the proposed development would not be harmful to the residential amenities of nearby dwellings and the redevelopment of the site would have a positive impact upon the visual quality of the locality and the streetscene.

RESOLVED – that with respect to planning application W2009/0168 the Head of Planning & Environment be granted delegated authority to grant planning permission subject to the applicant entering into a Section 106 agreement to provide financial contributions towards outdoor recreation provision and to the conditions as set out in the report.

- (i) W2009/0171 – Telford International Railfreight Park, off Hortonwood Roundabout, New Trench Road, Trench, Telford, Shropshire

This application by Telford & Wrekin Council was for the erection and installation of a single-sided, free-standing totem sign at the entrance to the Railfreight Terminal site. It would measure 6m high by 1.5m wide, be 200mm thick and principally be blue with white lettering and a logo of rail tracks.

The height of the sign would ensure that it could be read above the existing site security fencing but its visual prominence would be lessened by being set back some 18m. from the outer edge of the roundabout and on the access spur road near the entrance gates. The proposal had been amended to remove the proposed external floodlighting as this would have had the potential to spill out around the sign and be seen by residents in Stanmore Drive on the other side of the railway tracks. Therefore, the proposal now incorporated only internal illumination to the lettering and logo on the front of the sign facing the roundabout with the rear of the sign being blank and solid to prevent any light spillage that could cause glare or disturbance. Therefore, the sign would have no adverse impact on the amenity of the immediate area of Hortonwood Roundabout and the A518 at this location or adversely affect the amenity of the nearest residential properties.

With regards to public safety, a prominent sign to indicate the entrance to the Rail Freight Terminal was necessary for highway safety on this heavily trafficked road and a sign of this height and location would ensure that vehicles approaching the site from either direction will be able to see the entrance. The internal illumination will make the sign easy to read, especially in the hours of darkness, and would not cause distraction to highway users. The Council's Highway Engineers had no objection to the sign.

RESOLVED – that with respect to planning application W2009/0171 advertisement consent be granted subject to the conditions as set out in the report.

- (j) W2009/0176 – 9 New Street, Wellington, Telford, Shropshire

This was an application in respect of the replacement of sash windows on the upper floor of this currently vacant building. The building dated from the late 18th/early 19th century, and was a Grade two Listed Building of red brick construction within the Conservation Area, as were the adjoining properties on either side. The property was three storeys in height with a modern shop front at ground floor level within the primary retail zone. At first and second floor levels were sash windows with glazing bars and vousoired lintels.

The Council's Conservation Officer had raised no objections to the proposal subject to the placing of conditions with regards to detailed drawings of the proposed windows being approved prior to commencement, existing glass being reused where possible, a colour scheme be submitted prior to commencement and specification of the type of mortar to be used.

The existing windows were currently starting to rot and the proposed replacement windows would be in the long term interests of the Listed Building. As they would be sited within the existing openings, the proposal would not be detrimental to the proportions, form and massing of the Listed Building. Given the proposal using a traditional timber design, a similar colour and recreating similar detailing to that of the existing windows, the new windows would maintain the essential form, character and special interest of the building as well as preserving architectural features, which would be further enhanced by the implementation of the Conservation Officer's conditions.

RESOLVED – that with respect to planning application W2009/0176 Listed Building consent be granted subject to the conditions as set out in the report.

(k) W2009/0177 – 9 New Street, Wellington, Telford, Shropshire

This application was considered in conjunction with planning application W2009/0176 above.

RESOLVED – that with respect to planning application W2009/0177 planning permission be granted subject to the conditions as set out in the report.

(l) W2009/0200 – Dale End Riverside Park, Buildwas Road, Ironbridge, Telford, Shropshire

This application by Telford & Wrekin Council sought permission for the installation of a replacement playground and associated new equipment on this site within the World Heritage Site and the designated Severn Gorge Conservation Area. In addition, the application site was classified as Green Network within the Wrekin Local Plan and an area identified as a wildlife site was situated to the far south on the banks of the River Severn. The proposal included eighteen items of wooden play value to respect the setting of the World Heritage Site. The larger items would be located in the centre of the play area with the individual small elements being located predominantly

adjacent to the northern boundary, so softening that edge. A 1.2m. picket fence was proposed around the length of the boundary of the play area with a proposed surface of bark chip complementing the heritage of the World Heritage Site. The Council had identified the lack of appropriate play facilities in this area through its Play Strategy and the Dale End Riverside Park Management Plan. In addition, the existing equipment had been in place for over fifteen years and was now in decline.

The existing play area location was susceptible to annual flooding but the Council's Engineers had identified that the proposed new location was only susceptible to a 1 in 100 years' chance of flooding. In addition, the Council's Community Services considered that the new location would encourage a higher footfall due to its location near to the main entrance to the park. It had been confirmed that the proposed location met current National Playing Field Association guidelines and was ROSPA approved

A level surface was required for the installation of the play equipment and, to minimise the impact of flooding, the play area ideally needed to be elevated to a level above the 1 in 100 year flood level. Elevating this level would have an impact elsewhere along the banks of the river and, in order to mitigate against this, the quantity of ground being filled needed to be displaced elsewhere in the floodplain. To achieve this, it was proposed to remove an area of ground indicated as the "cut area" on the layout plan and fill on the site indicated for the play equipment, which would have a neutral impact on flooding. A retaining wall would also be required to the south of the play area to securely support the volume of fill.

The existing play area was obscured from the main public view by virtue of its location and geographical constraints, including ground levels and landscaping. Therefore, the relocation of the play area was considered appropriate as the new site would be overlooked and form part of the main park, thus making clear the opportunities available to the visitors. In addition, the immediate overlooking from neighbouring residents and users of both the car park and the highway would provide natural surveillance in compliance with the Local Authorities SPD on Design for Community Safety. Whilst it was appreciated that the new site would be more visible to Dale End House than the existing one, the proposal was located no closer to the dwelling than the existing play area, at approximately 40m., which complied with the Local Authority's minimum buffer zone.

The proposal would necessitate the removal of six trees which were located to the south of the play area but the Council's Arboricultural Officer had been involved in early discussions with the scheme and had raised no objections subject to the details of an Arboricultural report which included replacement specimens. It was, therefore, considered that the proposal, subject to the design quality of the equipment and appropriate orientation, would not have an adverse effect on the landscape of the World Heritage Site.

The Gorge Parish Council and one neighbour had submitted objections, as set out in the report. The Environment Agency had noted that the site was

located within the high risk flood zone 3 but, given the scale and nature of the proposal, had raised no objections subject to a condition regarding work to be carried out in accordance with the methodology prescribed in the submitted flood risk assessment.

On balance the proposal would grow to be a more prominent feature in the Gorge than the existing play area and would meet local needs whilst being designed for community safety by the provision of natural surveillance. In addition, the proposal would provide further opportunities for tourists visiting the area. The development would have community benefits, which contributed to the aims of the Green Network, and the proposal accorded with the Wrekin Local Plan saved policies. In addition, the proposal would concur with the relevant Core Strategy policies by providing additional recreation facilities, protecting and enhancing open space, natural environment and the World Heritage Site.

The updated information sheet tabled at the meeting informed Members that neither the Council's Environmental Engineers nor its Conservation Officer had raised any objections to the application. However, four additional letters of objection had been received, the contents of which were summarised on the update sheet. The Planning Officer further confirmed that the application site was not originally part of the curtilage of the adjacent Listed Building from examining historic Ordnance Survey Maps and, as such, was not considered part of the setting of the nearby Listed Building, as had been claimed by an objector.

The Head of Planning & Environment informed Members that he had recently attended The Gorge Annual Parish Meeting to discuss planning in a World Heritage Site, at which this particular application had been raised. The same objections had been raised at the meeting as those outlined in the report to the Board and had taken the opportunity to debate these with the Parish Meeting and had undertaken to put these before Members. However, his view was that even with the context of a World Heritage Site, some elements of the 21st century did have to be included, such as this play area. The current play area was of little value, out of the way, prone to flooding and was not readily observable unlike the proposed new site, which would also be more readily accessible by visitors. In addition, the need for improved play facilities had been identified through the consultation undertaken.

RESOLVED – that with respect to planning application W2009/0200 planning permission be granted subject more information being submitted on the equipment and to the conditions as set out in the report.

PB-102 SITE VISITS

RESOLVED – that with respect to planning application W2009/0128 a Site Visit be made at 4.30 p.m. on 29th April, 2009.

PB-103 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 7.08 p.m.

Chairman:

Date: