

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 10th June, 2009 at 6.00 p.m. at the Civic Offices, Telford

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

ALSO PRESENT: Councillors E.A. Clare for planning applications W2009/0211 and W2009/0233, J.M. Seymour for planning application W2009/0211 and C.F. Smith for planning application W2009/0318.

PB-1 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 20th May, 2009 be confirmed and signed by the Chairman.

PB-2 APOLOGIES FOR ABSENCE

None.

PB-3 DECLARATIONS OF INTEREST

Councillor F.R. Picken declared a personal and prejudicial interest in planning applications W2009/0241 and W2009/0251 and stated that he would leave the meeting during the consideration and determination of these particular applications.

Councillors J.A. Francis and H.Rhodes declared personal interests in planning applications W2009/0241 and W2009/0251 and stated that they would wish to reserve their right to speak as ward members prior to leaving the room during the determination of these applications.

PB-4 PLANNING APPLICATIONS FOR DETERMINATION

(a) W2009/0211 – 5 Marsh Green, Rodington, Shropshire

The Board received this application which related to the siting of a static caravan, one touring caravan and two sheds at 5 Marsh Green, Rodington. Members were reminded that the application had initially been considered on the 29th April and deferred for a site visit that was held on the date of the following Plans Board meeting on 20th May. At this subsequent meeting the application was further deferred in order to enable further consultation with the Environment Agency.

The local ward member, Councillor J.M Seymour had requested that the application should be considered by the Board.

Members were informed that the Environment Agency had not been directly consulted but had been contacted by a member of the public and that any such comments that had been made would be taken into account. The Environment Agency considered that the proposal did not meet the criteria required for a comment and that any concerns should be addressed to the Council. The Board were informed that the Agency had provided guidance on those cases that did not meet their criteria for consultation. The guidance was in the form of a check list to ascertain that the correct drainage was in position or feasible for the related development. This form had subsequently been completed and it had been concluded that the site could be adequately drained.

The Board were also referred to the letters of support that had been received from the agent of the applicant together with the Headteacher of High Ercall Primary School, which the applicant's children attended.

Board Members were also reminded of the planning policy guidance applicable to this application as detailed in the report which had been submitted to the earlier Board meetings in relation to the position that no specific policy on gypsies and travellers had been included within the Local Development Framework which left any planning application to be decided against national criteria.

It was also pointed out to Members that the requirement for the Section 106 Agreement limiting the use of the site to that by a single gypsy or traveller family could be replaced by planning conditions limiting the approved planning use for a personal permission to a particular individual(s) and for a temporary three year period. This period of time was considered appropriate whilst the land allocation plan was prepared and adopted.

The local ward member, Councillor J.M. Seymour, was invited to address the Board. She confirmed that she had been requested to represent the views of a number of local residents who were opposed to the current application. She wished to point out that the plot was formerly a residential bungalow and that the present LDF precluded any development outside of the designated three settlements and she stated that the present application sought development outside of this particular policy. She also contended that if any development of this nature was allowed it would result in an imbalance within the local community of permanent residents and gypsies/travellers. However the main objection centred on perceived problems on the lack of mains drainage and water supply and she made reference to the additional facilities that residents had introduced. She also disputed the comments from the Environment Agency. In connection with the threat of violence that had been mentioned by the applicants she stated that the Lodge Farm Site was not too far away from the application site and that there was a fear amongst the local residents that this could be transferred to Marsh Green.

Councillor E.A. Clare was also invited to address the Board to speak on behalf of the applicants. She referred to the comments from the Environment Agency in that they had not voiced any material concerns on which the

application could be refused. She also mentioned that Members had visited the application site and had seen the works that had been undertaken by the applicants – Members were also referred to some photographs to illustrate the works that had been undertaken. She also referred to the presence of the well on the application site and that the applicants were fully aware of their responsibilities in this regard. Members were also informed that she had visited the site on many occasions (some of these being unplanned) and she did not find any evidence of any rubbish being allowed to collect on the site. She stated that all the applicants wished to do was to live in and provide a suitable living environment for their family. Finally she referred to the letter of support from the Headteacher of the local primary school to which the applicant's children attended together with the confirmation of the applicants to be bound by a temporary personal permission.

In conclusion the Board was advised that officers considered that the current proposal complied with existing planning policy and that this site could be adequately drained and subsequently recommended approval as per the conditions set out within the report substituting that any permission should be granted personal to the applicants and be for a temporary period of three years obviating the need for a Section 106 Agreement.

Following further discussion by the Board, it was;

RESOLVED – that in relation to planning application W2009/0211 that a temporary planning permission limited to the personal use of the applicants and their immediate for the period of three years be granted subject to the conditions as outlined within the report.

(b) W2009/0233 – Land adjacent to Tara Oakengates Road, Donnington, Telford, Shropshire

This outline planning application was considered by the Board and related to the erection of 5 bungalows on land to the side and rear of Tara, Oakengates Road, Donnington, Telford. The outline application included access but that all other matters namely layout, scale, appearance and landscaping would all be left until the detailed reserved matters stage. Members were referred to the illustrative layout plan that had been submitted with the application which showed two bungalows adjacent to Tara but in tandem and three bungalows situated to the rear of the site. All properties would be served off a new access road that would be created from existing Oakengates Road that would run along the north eastern boundary of the application site. This particular application was the latest of a long history of similar planning applications all of which had been previously refused.

The local ward member, Councillor E.A. Clare, was invited to address the Board she referred to the long history of applications associated with this area and that all of them seemed to be effected by Green Network issues. She also stated that the present application provided some elements of affordable housing and that development of this nature was required within the locality.

Members were referred to the consultation responses that had been received together with the relevant planning history, planning context and planning considerations.

In conclusion officers had considered that the site was not large enough to comfortably accommodate 5 bungalows due to the site constraints of the mineshaft and day levels and new access drive. The proposed illustrative layout was considered contrived and provided some inadequate amounts of private amenity space. Officers were also concerned that the proposed development would necessitate some encroachment onto the Green Network and that it had been concluded that there were no exceptional reasons to allow this Green Network intrusion.

Following discussion, it was;

RESOLVED – that in relation to planning application W2009/0233 that outline planning permission be refused on the following grounds:

- (a) that the Local Planning Authority considers that the erection of 5 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, and;
- (b) that part of the application site was 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 demonstrated 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.

N.B. In accordance with the Declaration of Interest that had been made earlier Councillor F.R. Picken left the meeting prior to the consideration and determination of the following planning applications.

For information the following two applications were considered and determined together.

(c) W2009/0241 and W2009/0251 – Ketley Infant School & Nursery, Holyhead Road, Ketley, Telford, Shropshire

These applications submitted by Ketley Parish Council related to the continued uses of the former Ketley Infants School and Nursery School, situated on Holyhead Road, Ketley, Telford respectively as a Community Centre and office for the Parish Council and as a Youth Club. The buildings were of Victorian style red brick and tiled building with ornate detailing which were further enclosed by old brick boundary walling with the front boundary onto Holyhead Road. The site was located within the wider residential area of Ketley with residential properties being located to the side and rear. Opposite the application site was the existing White Lion Public House and the Telford Millennium Community site which was currently being constructed.

The local ward members Councillors J.A. Francis and H.Rhodes exercised their right to address the Board as ward members prior to leaving the meeting to enable the Board to determine the applications.

Councillor J.A. Francis although stating that whilst she had no objections to the planning application in relation to the youth club she felt that she had to make comment on behalf of local residents in relation to use of the Community Centre and that there had been occasions that an existing Church Group which used the Centre on Sundays mornings were very loud.

Councillor H. Rhodes commented that the overall majority of local residents welcomed and were in favour of the existing uses of the facilities. The buildings were used by a large number of local residents of all ages.

At this point Councillors H. Rhodes and J.A. Francis left the meeting during the Board's determination of the applications.

Members were referred to the consultation responses, relevant planning history and policy context and the relevant planning considerations as outlined within the report. Members noted the differing hours of operation applicable to both applications and it was considered that it would be more appropriate to seek clarification that identical hours of operation would be more appropriate. As a result it was suggested that delegated authority be granted to the Head of Planning & Environment to discuss this particular aspect further with the applicant.

Following a discussion by the Board, it was;

RESOLVED – that in relation to planning applications W2009/0241 and W2009/0251 that delegated authority be granted to the Head of Planning & Environment to grant planning permission subject to an agreement on hours of operation for both buildings before and after noise insulation measures installed and to the other conditions as outlined within the report including additional conditions requiring noise insulation.

N.B. Councillors J.A. Francis, F.R. Picken and H.Rhodes returned to the meeting for the remaining planning applications.

(d) W2009/0306 – 11 Arleston Village, Wellington, Telford, Shropshire

The Board was referred to this planning application which had been considered and deferred at the previous Board meeting that was held on 20th May 2009. Members were informed that since the application was submitted which sought the erection of four dwellings adjoining this site further comment had been received from the Council's Arboricultural Officer. It was noted that a group TPO had now been placed on the orchard trees in the centre of the larger site. Subsequently this would result in one of the plots being removed and that further alterations were needed to another plot. Consequently, the proposed application for four dwellings on the adjacent site had been withdrawn and it was likely that revised application would be submitted for three dwellings taking into account the comments made by the Arboricultural Officer.

In connection with this current application for the proposed replacement detached dwelling no concerns had been raised or amendments since the date of the previous Board meeting.

Accordingly, it was;

RESOLVED – that in relation to planning application W2009/0306 that planning permission be granted subject to the conditions as outlined within the report.

(e) W2009/0318 – 214 Teagues Crescent, Trench, Telford, Shropshire

Members considered this application which related to the proposed erection of a two storey side extension and a single storey rear extension following the demolition of an existing garage at a property located at 214 Teagues Crescent, Trench, Telford.

The Board members were referred to the relevant planning policy and planning considerations as outlined within the report. In connection with consultation officers had received a letter of objection from a neighbouring resident who cited concerns that if the extension was approved that it would prevent light from reaching his kitchen as he had constructed some side windows in the side elevation of his current garage. He also expressed concerns as to how he would maintain the existing side guttering and the windows.

The local ward member, Councillor C.F.Smith was invited to address the Board. He repeated the already received comments from the neighbouring house owner and further requested that a site visit should be undertaken in order to fully appreciate the concerns of the neighbour.

Following a discussion by the Members, it was;

RESOLVED – that in relation to planning application W2009/0318 that consideration and determination of this application be deferred to the meeting of the Board on 1st July 2009 to enable a site visit to be undertaken by Members.

(f) W2009/0382 – Land adjacent to Botany Bay Close, Aqueduct, Telford, Shropshire

This Council application sought permission for the proposed installation of a ball court to refurbish the existing facility together with the creation of a cycling track on land adjacent to Botany Bay Close, Aqueduct, Telford.

Members were informed that the site was an existing play area adjacent to the residential area of Aqueduct. The area currently provided some equipment including swings, a small child's play area and an existing tarmac ball court. This area was enclosed by wooden fencing to a height between 1m and 1.5m. It was also noted that the area was well screened from the surrounding roads through large mature hedging and trees located to the north and east. The current facilities were dilapidated, and had been subject to vandalism. The nearest residential property was approximately 30m from the proposal.

The Board were advised of the consultation responses that had been received during the consultation period together with the relevant planning history, policy context and relevant planning considerations applicable to the application.

RESOLVED – that in relation to planning application W2009/0382 that planning permission be granted subject to the conditions as outlined within the report.

PB-5 SITE VISIT

RESOLVED – that in respect of planning application W2009/0318 – 214 Teagues Crescent, Trench, Telford a site visit be made on Wednesday, 1st July 2009 at 4.30 p.m.

PB-6 PLANNING APPLICATIONS DEALT WITH UNDER DELEGATED AUTHORITY

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

PB-7 URGENCY RESOLUTION

The Chairman stated that he was 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-8 PLANNING APPLICATION W2009/0317 – AQUEDUCT
PRIMARY SCHOOL, CASTLEFIELDS WAY, AQUEDUCT,
TELFORD**

This application had been deferred at the Plans board held on 20th May 2009 due to a holding objection from Sport England.

The application sought approval for the erection of a single storey extension to provide two additional classrooms, toilets and store at Aqueduct Primary School, Castlefields Way, Aqueduct, Telford. Further to the objection the Board were informed that Sport England had re-assessed the application and had now withdrawn their objection.

Members were informed that no other objections or other consultation responses had been received. The Board were also advised of the relevant planning policies and considerations appropriate to the planning application. Officers had concluded that the proposed siting and design of the single storey extension was considered acceptable when considered in accordance with all Local and National Planning policies.

Accordingly, it was;

RESOLVED – that in relation to planning application W2009/0317 that planning permission be granted subject to the conditions as outlined within the report.

The meeting closed at 7.30 pm.

Chairman:

Date: