

## **PLANS BOARD**

### **Minutes of the meeting of the Plans Board held on Wednesday, 21<sup>st</sup> April, 2010 at 6.00 p.m. in the Civic Offices, Telford, Shropshire**

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

#### **PB-106      MINUTES**

**RESOLVED** – that the minutes of the meeting of the Plans Board held on the 31<sup>st</sup> March, 2010 be confirmed and signed by the Chairman.

#### **PB-107      APOLOGIES FOR ABSENCE**

Councillors R.G. Chaplin and H. Rhodes

#### **PB-108      DECLARATIONS OF INTEREST**

None.

#### **PB-109      APPLICATIONS FOR DETERMINATION**

##### **(a)      W2010/0017 – Land at Isombridge Farm, Isombridge, Shropshire**

This application was deferred at the 31st March 2010 Plans Board to enable Members to make a site visit and to give officers an opportunity to consider the agent's letter sent to Members by Davies & Co. dated 29<sup>th</sup> March, 2010, which had not been copied to officers. .

For clarification, as set out in the report to the Board, that there were no similarities between this proposal and W2008/0059 (Conversion of barns into 7 no. residential dwellings at Tern Farm, Longden-on-Tern), which was allowed at appeal and which had been cited by Councillor J.M. Seymour at the Plans Board on 31<sup>st</sup> March in support of the current application. In addition, the conversion of barns to form 5 no. new dwellings at Red House Farm, Longden-on-Tern (W2004/1511), as approved in 2005, was very different to the current proposal and had conformed with the criteria within Policy H18 of the Wrekin Local Plan

A detailed response to the letter from Davies & Co., dated 29<sup>th</sup> March 2010, was set out in the update report tabled at the meeting. Appended to the update report was a copy of a letter, dated 16<sup>th</sup> April 2010, submitted by the applicant's agent. Members were also informed that an e-mail dated 20<sup>th</sup> April 2010 had as an attachment the Architect's Report on the architectural and historic merit of the buildings (dated 19th April). The update report responded to the issues raised in these documents. In conclusion, the report outlined the officer's reasons for recommending refusal of the application.

Councillor J.M. Seymour was invited to address the Board and in doing so clarified a number of points and reiterated what she believed to be the crux of the application. In conclusion, she considered that the application met all the criteria of Policy H18, would keep rural buildings of merit in use, assist a disabled person to live with less stress and would enable a farming family to stay together in an area where they could help and support each other and maintain a rural business.

Further to the Site Visit prior to the meeting of the Board, Members commented that, whilst having regard to relevant planning policies, their role was to apply such policies with a degree of flexibility given the circumstances of individual applications. Members noted that the application site was a working farm and that the proposal, if approved, would assist the family in maintaining a local business. They further considered that approval of the application would result in the retention of a building which would otherwise fall into disrepair.

**RESOLVED – that with respect to planning application W2010/0017 delegated authority be granted to the Head of Planning & Transport to grant planning permission subject to appropriate conditions.**

**Reason: the farm building was considered to be of sufficient architectural merit to satisfy Policy H18 and exemption from Core Strategy Policy CS1.**

(b) W2010/0029 – Telford Forge Retail Park, Colliers Way, Old Park, Telford, Shropshire

This application for the variation of Condition no. 13 of W95/0969 and Condition no. 21 of W97/0108 had been deferred at the meeting of the Plans Board on 31<sup>st</sup> March, 2010 to enable officers to resolve the issues associated with the variation of conditions on W95/0969.

This application sought to vary the conditions on the outline and reserved matters applications by increasing the total floor area for non-food retail to 21,019 sqm on Telford Forge Retail Park. Condition No.13 of W95/0969 and Condition No.21 of W97/0108 had restricted the non-food retail area to 18,580 sq.m.

The associated planning application, W2010/0030) sought planning permission for the erection of a mezzanine floor which would increase the floor area of this Unit by 669sqm. Planning permission had previously been granted to vary the conditions on W95/0969 and W97/0108 to enable an increase in the floor area to 20,350sqm and the additional 669sqm would constitute a total increase on the retail park of 21,019sqm.

**RESOLVED – that with respect to planning application W2010/0029 Condition 13 of planning permission W95/0969 and Condition 21 of W97/0108 be varied to read:**

**‘The total gross external floor area of the development shall not exceed the following maxima:**

**226,247sqft (21,019sqm) non food retail; 75,000sqft (6967sqm) food retail; 60,000sqft (5574sqm) leisure (Classes A3 & D2 of which no more than 30,000sqft shall be for class D2 use)'.**

(c) W2010/0030 – Unit 10 Telford Forge Retail Park, Colliers Way, Old Park, Telford, Shropshire

This application was deferred at the meeting of the Plans Board on 31<sup>st</sup> March, 2010 to enable officers to resolve the associated application W2010/0029 for the variation of conditions.

The application sought planning permission for the erection of a mezzanine floor which would increase the floor area of Unit 10 (Currys) 669sqm. The additional floorspace would be for the sale and display of, primarily, bulky electrical goods and, together with the associated refurbishment of the existing store, would enable improvements to the format and layout of the store and provide increased consumer choice. The mezzanine floor would be accessed via stairways and lifts, with new access points and fire escapes being created to link the existing storage mezzanine.

The Planning & Retail Statement asserted that the additional floorspace and associated refurbishment would increase employment, maintain trade within Telford, improve retail provision for customers, maintain levels of shop trading against internet competition, and meet predicted strong growth in the electrical goods market. Policy CT23 of the Central Telford Area Action Plan stated that development proposals in Central Telford must provide for the delivery of related infrastructure requirements both site-related and strategic through developer contributions. Therefore, the Highways Engineer had requested a contribution of £16,534 towards the highway infrastructure in order to address the impact of the proposed new trips that the development would generate.

Officers considered that the increase in the floorspace would not significantly impact on the vitality of the town centre and would enable improvements to the existing store to ensure the viability of the business. The proposed mezzanine was similar to that approved at the adjacent unit and approval had recently been granted for a mezzanine at Unit 3 subject to a Section 106 Agreement. Furthermore, the application had demonstrated, through the sequential approach, that there were no existing units currently suitable to accommodate the development. It was, therefore, considered that the proposal would not undermine the policy objectives of the Core Strategy by virtue of the scale and nature of development in this location on the edge of the Town Centre. Thus, on balance, and with regard to the financial contributions for improvements to the highway infrastructure, the proposal to vary the conditions and allow further expansion of the Forge Retail Park was considered acceptable.

The majority of the Members supported the application, which they considered would improve the retail presence in Telford and provide wider consumer choice.

**RESOLVED – that with respect to planning application W2010/0030 planning permission be granted subject to the applicants entering into a Section 106 Agreement relating to a financial contribution and to the conditions as set out in the report.**

(d) W2010/0056 – Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford, Shropshire

This application by Telford & Wrekin Council was for the erection of a building for 4 indoor tennis courts and the formation of 4 all-weather outdoor courts together with 10no. 10m high floodlights, and additional parking and associated works. The facilities, which would be available to the public on a pay-as-you-play basis, would also be suitable for playing netball, handball and basketball. The development site, which was 85 metres long by 65 metres wide, was currently a flat unused piece of land that lay behind the Leisure Centre building directly adjacent to an all-weather sports pitch.

The tennis centre building would be 60m long, 45m wide, and rise to 10m at its highest point. Its external materials would comprise facing brickwork, profile sheeting, curtain walling, and a curved steel roof. Inside the building would be 4 tennis courts, a lobby, reception area, offices, equipment store, toilets, and a first floor viewing gallery but with no provision of changing rooms. The outdoor tennis courts would be surrounded by 2.75m high weld-mesh fencing and 10no. 10m high floodlights. The proposed hours of use of the tennis centre would be 7.00 a.m. to 11.00 p.m. but the floodlights for the outdoor courts would only be switched on between 4.00 p.m. and 10.15 p.m., the same hours as the adjacent all-weather sports pitch. These lights had been chosen for their good illumination and for the minimum amount of light spillage and glare that would escape outside the site and the application would be conditioned to ensure that they were switched off at 10.15 p.m. each evening.

The existing car park at the Leisure Centre would be redesigned and reconfigured, to create a net increase of 20 parking spaces. A few mature and semi-mature trees, mainly conifers, would need to be removed but compensatory planting would be provided around the site.

Neither Oakengates Town Council nor Wrockwardine Wood & Trench Parish Council had any objections to the proposed scheme but the latter had expressed concern about the likely impact of the increase in traffic upon the New Road/Wrockwardine Wood Way junction and requested that this be improved before the development was allowed. The Council's Highways Engineer considered that the proposed changes in the parking layout could accommodate the new development but, following his concerns about the lack of parking facilities during the construction period and at well attended events at the venue, agreement had been reached with the owners of the adjoining Wrockwardine Wood Recreation Ground to use their car park as an overflow facility, as and when required during the construction period, and at other times once it was operational. With regard to the comments made by Wrockwardine Wood & Trench Parish Council, he stated that the new facility would not generate an excessive amount of extra traffic, as the busiest hours for the tennis centre would not coincide with the peak periods for traffic on local roads and any increase in vehicular flows would not have a material impact warranting the prior improvement of the road junction.

The application site was designated as Green Network on the Wrekin Local Plan and new development would not normally be acceptable. However, Policy OL4 permitted

development if, amongst other criteria, environmental and community benefits were an integral part of the proposal, which would be met by this proposal.

It was considered that the proposed development respected the context of the site and that its scale and design would not have a detrimental impact on the character and visual amenities of the surrounding area. The design, appearance, and location of the tennis centre complex were acceptable as the curved roof was 'softer' than a conventional pitched roof and would allow the building to nestle more comfortably in its surroundings. As the siting took advantage of lower ground levels, the building would not appear overly large in the wider setting. The tennis centre would be sited at a sufficient distance from any surrounding residential properties not to adversely affect their amenities through undue noise, disturbance, or glare and intrusive light from the floodlights.

The site was in a highly sustainable location and accessible by a good range of transport and would be fully accessible to all disabled users. The tennis centre would reinforce and enhance the range and choice of recreational facilities provided not only at this Leisure Centre but in Telford as a whole and would provide increased and improved opportunities for community participation in sport through the provision of good quality sports facilities.

Councillor C.F. Smith, one of the Ward Members, was invited to address the Board and reiterated the concerns of the Parish Council regarding the impact of the proposal upon the New Road/Wrockwardine Wood Way junction. He stated that the visibility to the left of the junction was not good and, as he considered that the proposal would result in increased traffic use, it would also be awkward for vehicles to turn right at the junction. These comments were supported by a number of Members.

The Head of Planning & Transport responded that this junction was outside the scope of the submitted application but advised that Members should approach the Highways Engineer to investigate the possibility of making improvements to the road junction.

**RESOLVED – that with respect to planning application W2010/0056 planning permission be granted subject to the conditions as set out in the report.**

(e) W2010/0131 – Public Open Space Adjacent to Dawley Christian Centre, High Street, Dawley, Telford, Shropshire

This application by Telford & Wrekin Council requested permission for the removal of the current bandstand and its replacement with a modern one together with the relocation of an adjacent telephone kiosk. The site was an open paved square bounded by the High Street to the north, Dawley Christian Centre to the South and shops to the east.

Great Dawley Parish Council had raised no objections but had stated that it would like the bandstand to reflect Dawley's history and the applicants were currently working with local history groups to identify a theme for four decorative panels. A

condition would be placed on the approval to ensure that these designs were submitted prior to the commencement of the building.

The proposed bandstand, which was of a steel construction and raised by a single platform, would be of a comparable size to that of the existing structure. The proposal would also be sited within the same footprint as the existing structure and, therefore, would not dominate the area and its size and design would ensure that it was in keeping with the character and appearance of the surrounding area and the High Street. The relocation of the telephone kiosk would move the facility to the rear of the square away from the bandstand in order to improve accessibility. It would be of the same design as the existing one and would, therefore, not be of detriment to the character and appearance of the surrounding area. In addition, the site was an adequate distance from the neighbouring properties and, therefore, would be detrimental to their amenities. In conclusion, the proposed use improved a community facility and, as such, complied with Policies CS10 of the Core Strategy and LR1 of the Wrekin Local Plan and would not have an adverse impact on the surrounding environment in accordance with policies UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

The Head of Planning & Transport commented that the bandstand was an important visual and central feature within Dawley and its replacement was supported by the Dawley Regeneration Partnership.

**RESOLVED** – that with respect to planning application W2010/0131 planning permission be granted subject to the conditions as set out in the report.

(f) W2010/0134 – 44, 46 High Street, Hadley, Telford, Shropshire

This application sought approval for the erection of 2.1 metre high fencing and double gates and the construction of a new vehicular access at the rear of these commercial premises. The proposed wire mesh fencing and gates would be supported by galvanised steel posts, all of which would be coloured green. This prominent corner site, directly opposite the main part of Hadley District Centre, was currently enclosed along its roadside boundary by rather dilapidated chain-link fencing between concrete posts and one timber-slatted wooden panel with some hedge screening on the outside of the fencing.

Hadley & Leegomery Parish Council had objected to the application on the grounds that the proposed fencing would look out of character at this highly visible location in the centre of Hadley and would not complement any improvements made to the Shopping Centre as part of the proposed regeneration scheme for Hadley Centre. However, it had no objections to the creation of a vehicular access to the rear.

The Council's Highways Engineer had no objections to the application. Although the access was a little close to the junction with the bus exit road, he considered that the visibility was good and vehicle movements would be low. Hadley High Street was an unclassified road and, as such, vehicular access could be made under permitted development rights with a licence from the Council's Highways Maintenance Team.

The applicant required the proposed replacement fencing in order to improve the security of the site and the new access in order to gain better egress into the site. A previous application was refused in August 2009 because it was considered that the use of industrial palisade fencing in a prominent District Centre location would be inappropriate as it would appear as an incongruous feature in the street scene and detract from the character of the surrounding area. The current application proposed the use of wire mesh fencing between galvanised steel posts, which were widely used in a variety of residential and commercial locations. The new fencing would be set behind the highway verge and hedgerow, which would lessen its visual impact in the street scene.

It was considered that the proposed wire mesh fencing was acceptable in this location and would not be visually intrusive in the street scene and was more appropriate than the previously refused palisade fencing. The fencing would not have a detrimental impact on the visual amenities of the locality or detract from the character and appearance of the site and the surrounding area.

Councillor Aveley, one of the Ward Members for Hadley & Leegomery, welcomed the replacement of the fence but queried if the application would be affected by the proposed regeneration of Hadley. The Head of Planning & Transport responded that there would be no issues between the two schemes.

**RESOLVED – that with respect to planning application W2010/0134 planning permission be granted subject to the conditions as set out in the respect.**

(Councillor F.R. Picken left the room at this point and, on returning, did not take part in the vote upon the recommendation.)

(g) W2010/0165 – St. Matthew’s C of E Primary School, Church Road, Donnington, Telford, Shropshire

This application by Telford & Wrekin Council was for an additional hard play area constructed in tarmac and measuring 230m x 21m at the rear of the school. It was required in order to provide an all weather facility for the increased number of students.

An identical planning application had been withdrawn in September 2009 to enable a slope stability survey of the adjacent spoil mound to be carried out. This had now been undertaken and confirmation had been received that the proposed development would not compromise or be compromised by the spoil mound.

The site was currently a grassed area used by the pupils for informal recreational purposes but it was often waterlogged and unusable because of poor drainage. As the proposal would not entail the loss of a formal marked out playing field Sport England had no objection. The proposed hard play area would have a flat surface, capable of being used throughout the year and would be marked out for games and other sporting uses. It would not be enclosed by any fencing or enclosure but, while being visible, would not be overly prominent from the adjacent public footpaths due to the surrounding grassed areas and the retention of existing screening.

The Council's Ecologist had recommended that a buffer of 3 metres was kept between the new play area and the adjacent tree/scrub line in order to prevent the works damaging tree roots and the applicant had confirmed that this would be the case.

The update report tabled at the meeting informed the Board that Lilleshall & Donnington Parish Council had no objections to the application.

**RESOLVED – that with respect to planning application W2010/0165 planning permission be granted subject to the conditions as set out in the report.**

(h) W2010/0166 – Duke of York, Trench Road, Trench, Telford, Shropshire

This application sought approval for a single storey rear extension to the restaurant building facing the rear car-park area, together with the erection of 1.8m high metal railings and associated gates along the currently open street frontage to the premises adjoining Trench Road. Hadley & Leegomery Parish Council had requested that the application be determined by the Plans Board.

The Parish Council had no objections to the rear extension but had objected to the proposed metal fencing and gates on the grounds that they would detract from the street scene, reduce visibility for vehicles exiting the public house car-park, and could cause congestion near a busy road junction. The Council's Highways Officer had not objected to the proposals but required that the gates be sited a minimum of 5m from the rear edge of the highway boundary and that the railings were not installed within the visibility splay.

The single storey extension to the rear of the building would be an acceptable addition which would have little impact on the amenities of the surrounding area. Officers considered that the proposed metal railings and gates on the Trench Road frontage, provided that they were not of the palisade type, would be acceptable in the street scene. However, the applicant had been requested to submit further details specifying the type and appearance of the railing and the position and set-back of the gates would be amended to comply with the Highways Officer's recommendation. The street scene was generally mixed on this part of Trench Road with a variety of buildings and frontages and, therefore, the railings and gates, provided they were of an appropriate design and appearance, would not be unduly visually intrusive or out of character.

Councillor R.E. Groom, one of the Ward Members, was invited to address the Board. He said that, whilst he, along with local residents, had no objections to the proposed extension he did have concerns regarding the height and position of the proposed fence. He was particularly concerned about the limited visibility that would result from the proposal. These comments were reiterated by Councillor C.F. Smith, the other Ward Member and by Members of the Plans Board. The Head of Planning & Transport responded that the gates had been set back to allow for vehicles for enter and exit the site safely. However, in view of the concerns raised, he advised that the application be deferred until the next meeting of the Board and the applicant to be requested to submit amended plans taking these concerns into account.

**RESOLVED** – that planning application W2010/0166 be deferred until the next meeting of the Board to allow for the receipt of amended plans.

(i) W2010/0167 – 6 Windsor Place, Dawley, Telford, Shropshire

This was an application requesting permission for the construction of a new access to the rear of this flat property, including the laying of hard standing for parking and the erection of a new fence and gates. The property had a modest rear garden adjacent to an unadopted track which was currently the only vehicular access on to Springhill for four properties, as they had no access on to Springhill Road. The track was narrow and poorly surfaced in hardcore and gravel although further towards Springhill it widened and was covered in tarmac with access to a number of garages. The track on the Windsor Road side was bounded by a variety of fences up to approximately 1.8m in height and on the Springhill Road side was bounded by both fencing of a similar height and mature hedging. Councillor A.G.P. Williams, Ward Member, had requested that the application be determined by the Plans Board.

No objections had been raised by Great Dawley Parish Council or by the Council's Engineers, subject to a porous paving being used. The Highways Engineer had raised no objections to the proposal as the development would allow off-street parking thereby alleviating any problems with on-street parking. Two letters of objection had been received from neighbouring properties stating that the track was a private access, it was narrow and unmade and therefore dangerous, and that permitting this access might set a precedent for other properties on Windsor Place.

The proposed access would include a new fence to the rear of the property with the two centre panels being hinged to form a gateway with a small parking area behind. The existing fence was in need of some repair and, therefore, the new fencing would improve the character and appearance of the area and would screen off the hard standing.

With regards to the objections made on the issues of ownership and maintenance of the access track, these were private civil issues and were not material planning considerations. The proposed access was deemed to be of a safe nature, leading to improvements on the highway with fewer cars parked along the road and would visually improve the area.

The Ward Members, Councillors A.G.P. Williams and H. Williams were invited to address the Board. Councillor A.G.P. Williams expressed concerns regarding the narrowness and the condition of the track and the potential for a precedent to be set for other land owners with access. Councillor H. Williams spoke in support of the application which would have the benefit, if approved, of removing parked vehicles from Windsor Place. Her comments were supported by the members of the Plans Board.

**RESOLVED** – that with respect to planning application W2010/0167 planning permission be granted subject to the conditions as set out in the report.

(j) W2010/0195 – Beverley Roundabout, Holyhead Road, Ketley, Telford, Shropshire

This application by Telford & Wrekin Council proposed to display four non-illuminated advertisement signs on the central island of the Beveley Roundabout, which was situated at the junction of Holyhead Road and Mossey Green Way in an urban area with some nearby commercial uses, although the surrounding area was predominantly residential. The roundabout featured planting on the central island, which provided visual amenity.

The proposed signs would be 1200mm across with a total height of 900mm, which the Council's Highways Officer considered to be acceptable and which would not detract from highway safety. Similar sized signs were already a feature on many roundabouts in Telford as part of the Telford & Wrekin Community Sponsorship scheme. The signs would be non-illuminated and would not result in an unacceptable amount of visual clutter, therefore, they were considered acceptable in this location and would not detract from the amenity and character of the surrounding area.

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 roundabout advertisements. Further approval from Highways would be required for the advertising text. However, as set out in the update report tabled at the meeting, concern had been expressed that one of the proposed signs would conflict with the position of the existing chevron directional sign on the roundabout central island and the Council's Highways Engineer would need to confirm whether this was acceptable. Therefore, it was recommended that delegated authority be granted to the Head of Planning & Transport to grant advertisement consent following confirmation from the Highways Engineer that the sign would be in an acceptable location or receipt of an appropriately amended location plan.

**RESOLVED – that with respect to planning application W2010/0195 delegated authority be granted to the Head of Planning & Transport to grant advertisement consent subject to confirmation from the Highways Engineer regarding one of the advertisements or the receipt of an appropriately amended location plan.**

(k) W2010/0197 – Roundabout, A41/A519, Newport, Shropshire

The Chairman informed the Board that this application had been withdrawn by the applicant.

(l) W2010/0198 – Ladygrove Primary School, Old Office Road, Dawley, Telford, Shropshire

This application by Telford & Wrekin Council sought permission for the erection of a single storey classroom extension at the end of the north-eastern wing of the primary school, including the installation of a glazed corridor and lobby to the side. The proposed extension would be located to the rear of the building and would be

attached to the wing which ran adjacent to the footpath to the east of the site. The site was currently a hard play area.

The proposal consisted of the erection of a timber framed extension with facing brickwork which would form one classroom and a glazed corridor to be used as a cloak area. The roof pitches and glazed corridor would, therefore, be in keeping with the form of the main building and the materials used would also match those of the existing building. Therefore, the proposal would not be of detriment to the character and appearance of the building or the surrounding area. The nearest residential properties were located some 40m away and benefited from substantial screening. It was, therefore, considered that the proposal would not have any detrimental impact on the amenities of neighboring properties.

**RESOLVED** – that planning application W2010/0198 be granted planning permission subject to the conditions as set out in the report.

**PB-110      SITE VISITS**

The meeting ended at 7.24 p.m.

**Chairman:** .....

**Date:** .....