

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 13 July 2011 at 6.00pm in the Reception Suite, Civic Offices, Telford, Shropshire

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, K R Guy, A S Jhavar, R T Kiernan, J Loveridge, A A Meredith, S A W Reynolds and C R Turley.

ALSO PRESENT: Councillor I T W Fletcher (for planning application TWC/2011/0069) and Councillor M J Smith (for planning application TWC/2011/0430).

PB-016 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 22 June 2011 be confirmed and signed by the Chairman.

PB-017 APOLOGIES FOR ABSENCE

None.

PB-018 DECLARATIONS OF INTEREST

Councillor R T Kiernan declared a personal interest in planning application TWC/2011/0085.

Councillor A A Meredith declared a predetermination in relation to planning application TWC/2011/0179 and indicated that he would leave the room during determination thereof.

PB-019 DEFERRED/WITHDRAWN APPLICATIONS

None.

PB-020 SITE VISITS

RESOLVED – that the following Site Visits take place on Wednesday, 3 August 2011:
TWC/2011/0179 - 3.00pm - Land at Broomfield Road, Newport, Shropshire; and
TWC/2011/0430 - 4.00pm - 2 Pool Meadow, Hadley, Telford, Shropshire, TF1 5RJ

PB-021 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Board and fully considered each report and the supplementary information tabled at the meeting regarding planning applications TWC/2011/0179 and TWC/2011/0069.

(a) TWC/2010/0085 Leaton Quarry, Leaton, Telford, Shropshire, TF6 5HB

This was an application for the construction of a new site access road, to include a new junction with the B5061 and the closure of the existing access onto Leaton Lane; an increase in the average output from the site from 400,000 tonnes per annum to 750,000, extension to the extraction area of the quarry and placement of soils and overburden to create landscaped screen mound.

Members welcomed the applicant's approach to mitigating the impact of the proposal and addressing of local concerns.

RESOLVED – that with respect to planning application TWC/2010/0085 planning permission be granted subject to the owners entering into a S106 agreement in respect of contributions towards required highway works and a biodiversity project and to the conditions as set out in the report.

(b) TWC/2011/0069 North Lynn Manor, Lynn, Newport, Shropshire, TF10 9BB

This application related to the erection of two 20kw wind turbines on 20 metre high towers on land at North Lynn Manor, Woodcote, Newport. The two turbines would stand alongside an existing 18 metre high wind turbine. This application had been deferred to enable Members to undertake a site visit.

Borough Councillor I T W Fletcher spoke on behalf of the Ward Councillor who was unable to attend due to prior commitments. Councillor Fletcher spoke in opposition to the application focussing on the requirements of Saved Wrekin Local Plan Policy NR2.

Chetwynd Aston and Woodcote Parish Councillor M Roberts spoke in opposition to the application due to the close proximity to neighbouring properties.

Mr M Norton a local resident spoke against the application on the grounds of visual impact, noise and ecological concerns and this was echoed by Mr R Parsons who also expressed concern about the suitability of the site and fears that the applicant was creating a wind farm.

The Applicant, Mr M Davies, then spoke in favour of the application.

Members welcomed the generation of power from a renewable energy source and, referring to the site visit undertaken that afternoon, considered that the proposed turbines would not dominate local views and noise levels would be unlikely to cause a nuisance.

RESOLVED – that with respect to planning application TWC/2010/0069 planning permission be granted subject to the conditions as set out in the report.

(In accordance with his declared predetermination Councillor A A Meredith left the room during determination of the following application.)

(c) TWC/2011/0179 Land at Broomfield Road, Newport, Shropshire

This was an outline application relating to residential development for 30 dwellings, and associated engineering and road improvement works, on land at the end of Broomfield Road, Newport, and backing onto the canal. Approval was sought for matters relating to access, layout and scale, whilst appearance and landscaping were reserved for subsequent approval.

Newport Town Councillor R Pitt spoke in opposition to the application particularly on the grounds of highway safety, affect on SSSI, unsuitable ground conditions, loss of amenity and the suitability of the development in the rural area.

Master D Brown, Mr R Arkinstall and Mrs A Astley then all spoke against the application respectively on the grounds of loss of green space and reduction of play area, the impact on nearby properties and the suitability of the development with particular reference to environmental concerns.

Borough Councillor A A Meredith spoke against the application on behalf of the Borough Ward Councillor highlighting that the application was contrary to Policy H24 of the Local Plan. Councillor Meredith then left the room during determination of this application.

Mr J Jowlett, on behalf of the applicant, then spoke in support of the application.

RESOLVED – that determination of planning application TWC/2011/0179 be deferred to allow the Board Members to make a Site Visit.

(d) TWC/2011/0385 14 Limes Walk, Oakengates, Telford, Shropshire, TF2 6EP

This was a retrospective application for the change of use of a retail unit (Use Class A1) to an Employment Agency business (Use Class A2) within the pedestrianised part of Oakengates District Centre and its primary retail zone.

Members were of the opinion that, due to the current economic climate, this application would have a positive impact on the primary retail zone in Oakengates Town Centre.

RESOLVED – that with respect to planning application TWC/2011/0385 planning permission be granted subject to the conditions as set out in the report.

(e) TWC/2011/0421 41 Ford Road, Newport, Shropshire, TF10 7TU

Newport Town Council had requested that this application for the change of use from open space land to private garden land and the erection of a 1.8m high timber panel fence be determined by the Plans Board.

Newport Town Councillor R Pitt spoke in opposition to the application particularly focussing on loss of open space and the setting of a precedent for neighbouring property owners to make similar applications.

The majority of Members considered that the application would not adversely impact the character of the area and that the public footpath would be unaffected.

RESOLVED – that with respect to planning application TWC/2011/0421 planning permission be granted subject to the conditions as set out in the report.

(f) TWC/2011/0430 2 Pool Meadow, Hadley, Telford, Shropshire, TF1 5RJ

This application related to the erection of a two storey extension to side and rear of a semi detached property.

Councillor M J Smith, Ward Councillor, spoke on behalf of the Applicant and suggested that Members undertake a site visit to consider the application in context.

RESOLVED – that determination of planning application TWC/2011/0430 be deferred to allow the Board Members to make a Site Visit.

(g) W2003/1238 Muxton C2/C3, Marshbrook Way, Muxton, Telford, Shropshire

This report sought agreement from the Plans Board to a variation of an existing Section 106 agreement linked to outline planning permission W2003/1238 in order to provide flexibility in the current economic climate.

RESOLVED – that the Head of Housing & Planning be authorised to vary the existing S106 agreement to delete the requirement for 15% shared ownership dwellings and substitute with a requirement for 15% intermediate tenure dwellings.

(h) W97/0566 Allscott Storage Depot, Cross Green, Allscott, Shropshire

This was an application to vary the S106 legal agreement on the site which restricted the applicant from letting the site in parts, allowing them to still maintain ownership but find reasonable solutions to letting the vacant site.

Members welcomed the application.

RESOLVED – that the Head of Housing & Planning be authorised to vary the S106 legal agreement relating to planning application W97/0566 in the terms set out in the report.

The meeting ended at 7.59pm.

Chairman:

Date: