

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 3 August 2011 at 6.00pm in the Reception Suite, Civic Offices, Telford, Shropshire

PRESENT: Councillors J C Minor (Chair), N A Dugmore, K R Guy, R T Kiernan, J Loveridge, A A Meredith, G C W Reynolds (as substitute for Councillor A S Jhawar), S A W Reynolds, C R Turley

ALSO PRESENT: Councillors F Bould (for minute number PB-029), J Greenaway (for planning application TWC/2011/0556 and TWC/2011/0323) and M J Smith (for planning application TWC/2011/0430)

PB-022 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 13 July 2011 be confirmed and signed by the Chairman.

PB-023 APOLOGIES FOR ABSENCE

Councillor A S Jhawar

PB-024 DECLARATIONS OF INTEREST

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PB-025 DEFERRED/WITHDRAWN APPLICATIONS

RESOLVED – that planning application TWC/2010/0790 be withdrawn.

PB-026 SITE VISITS

RESOLVED – that a Site Visit takes place on Wednesday, 24 August 2011 at 4.00pm in respect of planning application TWC/2011/0534 - 13 Haybridge Avenue, Hadley, Telford, Shropshire, TF1 5JP

PB-027 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 update reports tabled at the meeting regarding planning applications TWC/2011/0179, TWC/2011/0496, TWC/2011/0505, TWC/2011/0556, W2004/0980 and TWC/2011/0170.

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

(a) 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. This application had been deferred to enable Members to undertake a site visit.

Borough Councillor A A Meredith spoke against the application on behalf of the Borough Ward Councillor concerning the stability of the development due to the ground conditions, the low estimates for vehicle trips set out in the Transport Statement, the application being contrary to Policy H24 of the Local Plan and odour from the sewerage works. Councillor Meredith then left the room during determination of this application.

Mrs A Astley, local resident, spoke to oppose the application principally regarding environmental issues, the availability of Brownfield sites, limited green space for recreational enjoyment by residents and visitors to the area, impact on the canal and fishing, traffic safety and that there was no presumption for development at the site detailed in the LDF.

Mr J Jowitt, the applicant's agent, spoke in support of the proposals, particularly emphasising an urgent need for affordable housing in the Borough.

Some Members expressed concerns regarding the location of the proposed development and noted localised opposition to it. However, some Members also noted the demand for affordable housing in this area of the borough and were supportive of the proposed allocation of the planned affordable housing to applicants with local connections. In addition, some Members welcomed plans to enhance biodiversity and address access issues and, having visited the site, did not consider that it was being used for recreational purposes. Therefore, the majority of Members felt that, on balance, there were strong strategic reasons to grant permission for the application.

RESOLVED – that with respect to planning application TWC/2011/0179 the Head of Housing & Planning be authorised to grant planning permission subject to the conditions as set out in the report and further subject to the applicants entering into a Section 106 Agreement relating to (a) the provision of 50% affordable housing, and (b) a contribution of £12,500 towards play equipment.

(b) TWC/2011/0255 Sunnycroft, High Ercall, Shropshire, TF6 6AJ

This was a proposal for the erection of a detached garage and summerhouse building and new hipped roof and dormer window on existing bungalow. Ercall Magna Parish Council had requested that the application be considered by Plans Board.

Members were disappointed that the Parish Council had not registered a representative to speak about their concerns regarding this application. Members considered that the proposal was acceptable for the reasons set out in the report.

RESOLVED – that with respect to planning application TWC/2011/0255 planning permission be granted subject to the conditions as set out in the report.

(c) TWC/2011/0323 5 Bilberry Close, The Rock, Telford, Shropshire, TF3 5DF

This application was for the renewal of extant planning permission W2008/0671 for the erection of a detached garage which remained valid until 29th August 2011. Renewal of the application would effectively give the applicant a further three years in which to build the garage.

Borough Councillor J Greenaway spoke against the proposal reporting that local residents considered that they had not been properly or sufficiently consulted when the original application was made in 2008. She particularly raised concerns regarding the impact on the shared driveway and blocking of access to neighbouring garages.

Mr N Edwards, spoke on behalf of a number of local residents, opposing the proposals and referred to the photographs he had submitted in advance of the meeting to illustrate his concerns regarding highway safety and reduction of residential amenity.

The Planning Officer was able to confirm that the electronic files indicated that consultation letters had been despatched when the application was first made and Members also noted that the principle of erecting a garage of this design on this site had already been established by the previous grant of planning permission. Members were satisfied that there had been no change in policy framework or circumstances since the previous decision but were keen to minimise disturbance during construction.

RESOLVED – that with respect to planning application TWC/2011/0323 planning permission be granted subject to the conditions as set out in the report and the addition of an Informative regarding members concerns regarding construction, which should be limited to Monday to Friday 09:00 – 17:00.

(d) TWC/2011/0391 Units 11 & 12, Hadley Business Park, Hadley Park Road, Hadley, Telford, Shropshire, TF1 6AB

This was a retrospective Council application to vary conditions 13 and 14 of planning permission W2006/0747 to allow the company currently occupying units 11 & 12 at Hadley Business Park to operate their distribution business and receive deliveries 1½ hours earlier in the mornings between Tuesdays to Saturdays from 5.30am instead of 7.00am.

Parish Councillor R G Dickens spoke against the proposals primarily regarding noise and disturbance to local residents.

Mr D Webster, the Council's representative, spoke in support of the application which would allow the long established company to continue trading from this location which met their business requirements in ways which other sites could not.

Members considered that the limited increase in traffic movement associated with the proposed variation at this established site would not disproportionately affect nearby residents.

RESOLVED – that with respect to planning application TWC/2011/0391 planning permission be granted to vary the hours and delivery conditions for units 11 & 12 Hadley Business Park only by imposing two new conditions, as set out in the report, to planning permission W2006/0747 in addition to keeping all of the existing conditions detailed in the report.

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

This application related to the erection of a two storey extension to the side and rear of a semi detached property. This application had been deferred to enable Members to undertake a site visit.

Borough Ward Councillor M J Smith spoke on behalf of the applicant who was out of the country.

Referring to the site visit undertaken that afternoon, Members were of the opinion that this proposal would have a detrimental effect on neighbouring properties, particularly with regard to loss of privacy and overlook, and considered that the proposed development was too large for the site.

RESOLVED – that planning application TWC/2011/0430 be refused for the following reasons:

1. The Local Planning Authority considers that the rear elevation bedroom window of the extension together with the close proximity and orientation with neighbouring properties will result in overlooking and loss of privacy that would be detrimental to the amenities of neighbouring properties and contrary to policies UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.
2. The Local Planning Authority considers that due to the position of the extension in relation to the boundary with the adjacent property it would have an overbearing effect on that property detrimentally affecting its setting and outlook.
3. The Local Planning Authority considers the proposed extension with its double rear gables introduces an unsympathetic feature that results in the proposal appearing incongruous and detracting from the character and appearance of the street scene and as such would be contrary to policies UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

(f) TWC/2011/0477 11 Bratton Road, Bratton, Telford, Shropshire, TF5 0BT

This application sought planning permission for conversion of the existing double garage to form habitable annexe accommodation and a single storey side extension to the existing property providing replacement garage provision.

The circumstances of this conversion were noted and considered acceptable by Members of the Board who did not consider the proposals would cause a significant detrimental impact on the character and amenities of the surrounding residential area. However, Members were keen to ensure that the garage should be prevented from being sold or let as a separate unit of accommodation.

RESOLVED – that with regard to planning application TWC/2011/0477 the Head of Housing & Planning be authorised to grant planning permission subject to the applicants entering into a Section 106 Agreement that the development shall be retained as ancillary accommodation to the main dwelling and not sold as a separate unit or let as a separate unit.

(g) TWC/2011/0496 7 Hodge Bower, Ironbridge, Telford, Shropshire, TF8 7QG

This application sought planning permission for the erection of a two-storey extension to the front of the dwelling following the demolition of the existing single storey entrance hall. A small single storey element was also proposed allowing entrance to the new hallway. The Gorge Parish Council had requested that the application be considered by Plans Board.

Mr M Helliwell, the applicant, spoke in support of the application and outlined the difficulties encountered in the application process, particularly relating to extensive negotiations with the previous conservation officer and the effects of a subsequent change in personnel and associated opinion. The applicant's architect, Mr J Monk-Hawksworth, also outlined the details of the scheme in accordance with the documents that had been circulated in advance of the meeting.

Members noted the planning history to this application, and that the current application had taken account of previous discussions and correspondence with the previous Conservation Officer and the existing Geotechnical Engineers and shared the applicant's disappointment that a change in personnel had resulted in changed opinions regarding his application. Members were disappointed that the Parish Council had not registered a representative to speak about their concerns regarding this application.

RESOLVED – that with respect to planning application TWC/2011/0496 planning permission be granted subject to the conditions as set out in the report.

- (h) TWC/2011/0505 Land Adjacent To 15 Woodside, Coalbrookdale, Telford, Shropshire, TF8 7ED

This was an application seeking full planning permission for the erection of a detached dwelling house and single garage on the site adjacent to No.15 Woodside.

Mrs M Print, a local resident, welcomed the application but had some reservations and, therefore, sought reassurance regarding ground stability, construction traffic management including access for emergency services and restrictions for deliveries.

The Applicant's Agents spoke to support the proposals and sought clarification regarding the recommended condition for obscure glazing to the rear elevation.

Members were particularly referred to the update report which set out consultation responses from the Highways Officer and Arboricultural Officer. The additional conditions were welcomed and it was considered that overall the proposal was acceptable. However, some reservations were expressed about deliveries for construction on weekends and bank holidays.

RESOLVED – that with respect to planning application TWC/2011/0505 planning permission be granted subject to the conditions as set out in the update report, except that condition D08 be amended to refer to obscure glazing to bathroom windows only; a stop and go condition regarding slope stability and a condition restricting deliveries for construction to Monday – Friday 09:00 – 17:00.

- (i) TWC/2011/0534 13 Haybridge Avenue, Hadley, Telford, Shropshire, TF1 5JP

This was a proposal for the erection of a detached single garage to be located to the rear of 13 Haybridge Avenue. Borough Councillor L A Murray had requested that this application be determined by Plans Board.

Mr C Styles, the applicant's agent, spoke in favour of the proposal, explaining the background to the application and advised that the proposal was not unique to the land as there were other, larger garages already on site. Mr Styles added that the Applicant was willing to scale-down the proposals further if this would make them acceptable.

Members were advised by the Planning Officer that the garages which had already been erected were historic and had, therefore, escaped the planning process but their location was also unobtrusive; other applications for garages at the site had been refused. Members considered that the impact the application was likely to have on the site was unclear from the plans and photographs.

RESOLVED – that determination of planning application TWC/2011/0534 be deferred to allow the Board Members to make a Site Visit.

- (j) TWC/2011/0556 Open Space off, Princes End, Dawley Bank, Shropshire, TF4 2JW

This was a proposal for the creation of a new children's ball court and seating within an area of existing open space.

Borough Councillor J Greenaway spoke in favour of the proposals in the terms set out in her letter to Board Members which had been circulated in advance of the meeting. She expressed concerns about highways access and sought appropriate conditions to alleviate safety concerns.

Members welcomed the provision of recreational facilities at this location and were delighted to note the proposed use of elephant ear traffic calming measures at the site to improve safety.

RESOLVED – that with respect to planning application TWC/2011/0556 planning permission be granted subject to the conditions as set out in the report and further subject to the Informatives as set out in the update report.

(k) W2004/0980 Land at Lawley, Telford, Shropshire

This report sought agreement from the Plans Board to a variation of an existing Section 106 agreement for Lawley Sustainable Urban Extension to change the requirement for 25% affordable dwellings forming part of the newly proposed Lawley Local Centre. The applicants now proposed the provision of a sum of money equivalent to 15% affordable dwellings in the local centre to be used towards the development of the Extracare facility now proposed on the opposite side of West Centre Way to Lawley Local Centre.

Members were disappointed at the unfortunate loss of the affordable housing element within the local centre but noted the importance of the development of Lawley local centre and, therefore, considered that if replacement of the affordable housing element by a contribution to the Extracare facility ensured that the development went ahead then it was an acceptable compromise in the current economic climate.

RESOLVED – that the Head of Housing & Planning be authorised to vary the Section 106 Agreement relating to planning application W2004/0980 in the terms set out in the report.

PB-028 URGENCY RESOLUTION – SECTION 100B(4), LOCAL GOVERNMENT ACT 1972

The Chairman of the meeting made the following statement:

“I am of the opinion that the following items of business should be dealt with as a matter of urgency at this meeting to avoid any unnecessary delay.”

PB-029 PLANNING APPLICATION - TWC/2011/0170 THE WHITE HORSE INN, HEATH HILL, DAWLEY, TELFORD, SHROPSHIRE, TF4 2JU

This application, seeking planning permission to replace the extant outline planning permission (W2008/0531) for the demolition of the existing public house and erection of 14.no dwellings with associated access, had previously been considered at Plans Board on 22 June 2011. Members were asked to consider a further revision to the wording of the associated Section 106 Agreement.

Councillor F M Bould addressed the Board to express the need for the replacement of Crown Green Bowling facilities specifically in the Dawley area. The Planning Officer referred Members to the update report which summarised the comments of the Mid-Shropshire Bowling League who considered the Dawley Park site to be unsuitable and supported expenditure of the Section 106 Agreement monies at Horsehay Village Golf Club.

RESOLVED – that with respect to planning application TWC/2011/0170 planning permission be granted subject to the Applicant entering into a Section 106 Agreement to pay £50,000 towards bowling facilities within the defined boundaries of Dawley Magna Ward or the Parish of Great Dawley, and £1,400 per dwelling towards education, and further subject to the conditions as set out in the report.

The meeting ended at 8.46pm

Chairman:

Date: