

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 24 August 2011 at 6.00pm in the Reception Suite, Civic Offices, Telford, Shropshire

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

PB-030 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 3 August 2011 be confirmed and signed by the Chairman

PB-031 APOLOGIES FOR ABSENCE

Councillor R T Kiernan

PB-032 DECLARATIONS OF INTEREST

Councillors J Loveridge and C R Turley declared a personal interest in planning application TWC/2011/0594.

PB-033 DEFERRED/WITHDRAWN APPLICATIONS

None.

PB-034 SITE VISITS

RESOLVED – that a Site Visit takes place on Wednesday, 14 September 2011 at 4.00pm in respect of planning application TWC/2011/0546 - 57 Park Street, Madeley, Telford, Shropshire, TF7 5LD

PB-035 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/2011/0546, W2004/0980, TWC/2011/0488 and TWC/2011/0600.

- (a) TWC/2011/0002 Cartridge World & Plumbing Centre, Alexandra Road, Wellington, Telford, Shropshire, TF1 1RS

The application sought outline planning permission for residential development to include access, layout and scale, following demolition of existing buildings. Other matters were reserved to be addressed in a future application.

Following confirmation of the number of protected trees to be retained on site, and the number to be replaced, Members welcomed this proposal.

RESOLVED – that with respect to planning application TWC/2011/0002 the Head of Housing & Planning be authorised to grant planning permission subject to the applicants entering into a Section 106 Agreement relating to the provision of £44,278 towards education provision, £600 per dwelling towards recreation and

provision of 4 affordable units of accommodation and further subject to the conditions as set out in the report.

(b) TWC/2011/0470 44/46 High Street, Hadley, Telford, Shropshire, TF1 5NG

This was a proposal for the change of use of nos 44 and 46 High Street Hadley from retail (class A1) to hot food takeaway use (class A5). The owner of the shop had a potential tenant who was interested in opening a hot food takeaway selling Portuguese food. Hadley and Leegomery Parish Council had requested that this application be determined by Plans Board.

Mr C Potts, Clerk to Hadley & Leegomery Parish Council, spoke against the proposal in terms of additional traffic congestion, the potential adverse impact of late opening hours, an excess of takeaway businesses in the vicinity and the impact on nearby residential amenity. He suggested that if Members were minded to grant this application, consideration be given to revising the opening hours.

The potential tenant for the premises, Mr B Hall, spoke in favour of this application which he claimed would provide a unique niche outlet in the area and he addressed concerns regarding traffic congestion, parking, noise and litter by advising that the business would be likely to operate primarily through a delivery service. He noted that the premises had been vacant for some time and the proposed occupation would improve the appearance of the area, comments which were supported by the owner's representative, Mr Hussein.

Members considered that the proposals would enhance the vitality of the area although some concern was expressed about the potential for littering in the vicinity.

RESOLVED – that with regard to planning application TWC/2011/0470 the Head of Housing & Planning be authorised to investigate the provision of litter bins at the site and approve this application subject to any suitable condition in that regard as well as the conditions set out in the update report.

(c) TWC/2011/0488 Phases 3 & 4 Lawley Village, Lawley Drive, Lawley, Telford

This report was read and considered in conjunction with the report for planning application W2004/0980. This was an application for the erection of 434 dwellings with associated roads, footpaths, landscaping works including allocation for a MUGA. The application formed phases 3 & 4 of Lawley Sustainable Urban Extension, a major new housing area with a local centre that was at the time of the meeting in the course of construction. An update report was tabled addressing design revisions, drainage/flood risk assessment, parks and open space and highways.

Although some disappointment was expressed that it was no longer proposed to provide flexible mixed use buildings along Main Street and that the developers were proposing housing only, the increase in parking ratios for the proposed dwellings was welcomed along with a reduction in courtyard parking. Members received clarification from officers that the Public Art budget had not yet been fixed and also regarding the Authority's understanding of the developer's commitment to delivery of the proposals.

RESOLVED – that with respect to planning application TWC/2011/0488, subject to Members accepting the report to vary the S106 agreement by approval in writing or formal deed of variation as appropriate for planning application W2004/0980 the Head of Housing & Planning be authorised to revise and include additional planning conditions and to grant approval of reserved matters subject to the

conditions detailed in the report and the additional conditions set out in the update report.

- (d) TWC/2011/0511 Traffic Roundabout at entrance to Telford Forge Retail Park, Colliers Way, Telford, Shropshire, TF3 4PA

This was a Council application to display three advertisement boards advertising local businesses on the roundabout on Colliers Way, at the junction with the entrance to Telford Forge Retail Park.

RESOLVED – that with respect to planning application TWC/2011/0511 advertisement consent be granted subject to the conditions as set out in the report.

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

Mr C Styles, the applicant's representative, spoke in favour of the proposal, explaining the background to the application and pointed out that the proposal was not unique as there were other, larger garages already on site which Members had seen during the site visit. Mr Styles advised that the Applicant was willing to scale-down the proposals further if this would make them acceptable.

Some Members expressed concern regarding the loss of car parking space which would result from this application but some Members considered that the application would be acceptable if the garage was shorter or set back by one metre to limit protrusion.

RESOLVED – that with respect to planning application TWC/2011/0534 the Head of Housing & Planning be authorised to negotiate with the applicant with a view to a revised scheme for a garage being submitted which ensures that the garage does not protrude more than 1m into the communal parking area and to approve such an application subject to appropriate conditions.

- (f) TWC/2011/0546 57 Park Street, Madeley, Telford, Shropshire, TF7 5LD

The application sought a minor material amendment to W2009/0385 for the erection of 2no. two bed apartments. Planning permission was granted in 2009 and the apartments had been built. However the development had not been constructed in accordance with the approved plans. This application had, therefore, been submitted to regularise the situation. Borough Councillor P Watling had requested that this application be determined by Plans Board. An update report was tabled addressing comments made by a local resident which had been circulated to Board Members in advance of the meeting. Members were reminded that the principle of development had previously been approved, and the scale of the development had not changed, however the main amendment involved the design of the roof.

Local residents Mr R Hardman, Mrs R Duncombe and Mrs C Poynter spoke against the application regarding the development as built compared to W2009/0385 approved plans, character and appearance in particular the gable roof being out of character with the majority of hipped units surrounding the area, scale and design, and the impact on

adjoining residential amenity with particular regard to loss of light, loss of privacy, overlook and parking. Mr Hardman urged the Board Members to undertake a site visit.

Mr M Cotton, the applicant's agent, spoke in favour of the application, including in his comments details of the applicant's attempts to preserve the character of the street scene and maintain a similar footprint to the design of W2009/0385 plans.

RESOLVED – that determination of planning application TWC/2011/0546 be deferred to allow the Board Members to make a Site Visit.

(g) TWC/2011/0594 Land off Beaconsfield, Brookside, Telford, Shropshire, TF3 1LW

This was a Council application relating to the provision of a children's play area and goal end and was intended to be used predominantly by local children and young people for play, football, basketball and socialising but it was considered that the proposed enhanced recreational venue could also provide opportunities for occasional small localised events to promote positive healthy activities.

Mrs G Bailey, Deputy Parish Clerk at Stirchley and Brookside Parish Council, spoke in favour of this application, particularly detailing the history of consultation undertaken by the Parish Council to ensure that the facilities represented local needs.

Members were very pleased to receive this proposal for the provision of much-needed play facilities in this area.

RESOLVED – that with respect to planning application TWC/2011/0594 planning permission be granted subject to the conditions as set out in the report.

(h) TWC/2011/0600 Playing Field - off Field View, Waters Upton, Shropshire, TF6 6NN

This was a Council application to provide a children's equipped play area on a small area of open land situated off the main road through Waters Upton, adjacent to Field View and opposite Quarry View.

Whilst Members welcomed this proposal, they were also mindful of the highway safety concerns raised in the update report tabled at the meeting.

RESOLVED – that with regard to planning application TWC/2011/0600 the Head of Housing & Planning be authorised to further investigate improvements to pedestrian access to the site and approve this application subject to any necessary highway condition as well as the conditions set out in the update report.

(i) TWC/2011/0613 Playing Field - off Wrekin View, Wrockwardine Village, Shropshire, TF6 5DL

This was a Council application for the provision of a children's equipped play area on the existing recreation area off Wrekin View in Wrockwardine village.

Members welcomed the provision of play facilities in this area although some Members raised concerns about health and hygiene as the area was also used for dog walking and it was suggested that suitable fencing or signage would address this; Planning

Officers stated this could be addressed through the condition verbally suggested at the meeting for further details of the equipment prior to commencement.

RESOLVED – that with respect to planning application TWC/2011/0613 planning permission be granted subject to the conditions as set out in the report in addition to a condition regarding details of the proposed equipment.

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

This report was read and considered in conjunction with the report for planning application TWC/2011/0488. It sought agreement from the Board to the variation of an existing Section 106 Agreement for Lawley Sustainable Urban Extension. The proposal before the Board was for a reduction in the requirement for 25% affordable dwellings for phases 3 & 4 at Lawley to 15% comprising 10% shared ownership (or similar) and 5% social rented. In addition, the applicants also requested the deferment of some of the originally agreed payments for the new school, bus subsidy, traffic management and sports pitches. An update report was tabled as the applicants had requested some flexibility in the recommendations to be introduced to allow the required changes to the Section 106 obligations to be achieved by either a written approval (to the changes) or a formal deed of variation as appropriate.

Members expressed bitter disappointment at the proposed loss of affordable housing at this site but, noting that the reduction applied only to Phases 3 and 4 of the Lawley development and also that the proposals were based on a viability appraisal, Members regretfully considered that the proposals were acceptable in the current economic climate in order to support continued development at Lawley.

RESOLVED – that with respect to planning application w2004/0980 the Head of Housing & Planning be authorised to agree variations to the Section 106 Agreement by approval in writing and/or formal deed of variation as appropriate including:

1. To defer payments in accordance with the table attached to the report or in accordance with any minor variations to the table as agreed between the Head of Housing & Planning and the Chair of Plans Board
2. In relation to the affordable housing requirements for phases 3 & 4 only to permit a reduction from 25% affordable housing units to 15% affordable housing units comprising 10% shared ownership (or similar) units and 5 % social rented units.

The meeting ended at 7.36pm

Chairman:

Date: