

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 27th October, 2010 at 6.00 p.m. in the Civic Offices, Telford, Shropshire

PRESENT: Councillors N.A. Dugmore (Chairman), J.A. Francis, D.R. Chaplin, G.M. Green, R.T. Kiernan, F.R. Picken, H. Rhodes and M.J. Smith

ALSO PRESENT: Councillors A.J. Eade (for planning application TWC/2010/0335), E.J. Greenaway (for planning application TWC/2010/0208) and I.T.W. Fletcher & J.C. Minor (for planning application TWC/2010/0459)

PB-45 MINUTES

RESOLVED – that the minutes of the Plans Board held on the 6th October, 2010 be confirmed and signed by the Chairman.

PB-46 APOLOGIES FOR ABSENCE

None.

PB-47 DECLARATIONS OF INTEREST

None

PB-48 DEFERRED/WITHDRAWN APPLICATIONS

RESOLVED – that planning applications TWC/2010/0305 and TWC/2010/0420 be deferred to allow Site Visits to be made.

PB-49 SITE VISITS

RESOLVED – that the following Site Visits take place on Wednesday, 17th November, 2011:

TWC/2010/0420 - Sytch Lane, Waters Upton, Shropshire (3.15pm on site)
TWC/2010/0305 – 109, 110 Parkdale, Hadley, Telford, Shropshire (3.45pm)

PB-50 PLANNING APPLICATIONS FOR DETERMINATION

(a) TWC/2010/0208 - Land at, Cedar Close, Telford, Shropshire

This application was for the erection of a two storey building comprising two 2-bedroom flats to be situated near to the top of the site with its frontage facing down the towards Oak Road. Determination of the application had been deferred at the previous meeting of the Board to allow Members to make a Site visit.

Councillor Jayne Greenaway, Ward Member, had objected to the application and 3 letters of objection had been received, as summarised in the report. In addition, a

petition objecting to the development on the grounds of the loss of open space had been signed by 267 people. The Sure Start Centre had objected to the application on the grounds that the new building would encroach on its playground area and block the designated fire exit gate. Lawley & Overdale Parish Council believed that the area was already overbuilt and that this additional build would remove the only remaining green space and would increase the volume of traffic using the access roads.

The Council's Highways Engineer had no objections, subject to conditions relating to the provision of the requisite visibility splays and the parking area being surfaced in a bound material. With regard to recreation facilities, the Council's Outdoor Recreation Officer had requested a financial contribution of £5,000 to upgrade the recreational facilities in Rock Road, which the applicant had agreed to pay.

This site was shown as 'white land' on the Wrekin Local Plan, where residential development was acceptable in principle, and lay in the centre of a predominantly residential area. It was considered to be large enough to accommodate the proposed property, which would be very similar in size, design, and use of external materials as that currently being constructed on an adjoining site.

Although the proposed property would be situated at the bottom of the gardens of existing houses in Cedar Close, it would be set at 90 degrees to them and the side elevation would be a gable end. All the windows of habitable rooms, such as a bedroom, kitchen, and lounge, would be either at the front or rear of the property and face either down to Oak Road or up to the current housing development, apart from four windows which were all to non-habitable rooms. The only first floor windows on the side elevations were a landing window that faced existing houses to the west and a bathroom window that faced the Sure Start Centre to the east. The landing window was 12m from the rear elevation of the nearest house and the bathroom window would be obscure glazed. Therefore, it was considered that there would be no significant loss of privacy to adjoining properties and no appreciable loss of light.

In response to the concerns expressed by the Sure Start Centre, the applicant had agreed to relocate the emergency fire exit gate to the front of the Centre's site and that it be installed and available for use before any development commenced on site.

The boundary fencing down the side of the footpath would be no higher than 1.2m, which would ensure that the footpath did not feel unsafe or oppressive for users and did not prejudice public safety. The design and appearance of the property would relate positively to its context and respect the adjacent dwellings in the immediate area. Furthermore, the development would not be detrimental to the character and appearance of the site or the surrounding area. The proposed dwellings would not be harmful to the residential amenities presently enjoyed by the occupants of adjoining and existing development by virtue of any undue overlooking, loss of light, or any overbearing effect.

Councillor Blackburn of Lawley & Overdale Parish Council spoke against the application. He said the proposal increased building density in the area, reduced parking spaces increased traffic congestion and posed an increased fire risk to adjacent dwellings.

Councillor E.J.Greenaway, Ward Member, spoke against the application. She commented that the proposal severely reduced the open space in the area used by local children and parents as an informal safe play area. She also commented upon the effect upon the emergency evacuation of the adjacent Sure Start building.

Mr Thomas, representing the local residents, spoke against the application. He commented that a petition signed by 267 local people had been submitted in objection to the proposal. He stated concerns about loss of an important open space used by the community, the emergency egress of the Sure Start building, overdevelopment, traffic congestion, drainage, and pollution.

Members **expressed** concerns about the loss of the open space, and the effect of the proposal on the emergency egress from the adjacent building.

It was unanimously,

RESOLVED – that with regard to planning application TWC/2010/0208, planning permission be refused for reasons of overdevelopment of the area, loss of open green space, adverse impact upon the amenity of the local area, and creation of an undesirable alley way configuration.

(b) TWC/2010/0305 - 109, 110 Parkdale, Hadley, Telford, Shropshire

RESOLVED – that determination of planning application TWC/2010/0305 be deferred until the meeting of the Plans Board on 17th November, 2010 to allow Members to make a Site Visit.

(c) TWC/2010/0335 Former Reservoir Opposite, 4 Hillside East, Lilleshall, Shropshire

This application sought planning permission for a change of use from a former Severn Trent Water reservoir to a garage/store for use by the applicant to store various plant and equipment in his ownership. He proposed to convert the structure to a garage/store by means of an entrance in the form of side hung timber ledge and braced double doors cut into the south-east concrete face facing the road together with replacement steel hooped fencing along the top of the south-east edge and a Polyroof Green Roof. The newly created store/garage would enable the majority of vehicles belonging to the applicant to be parked off-road. The former reservoir, which was roughly rectangular in shape and built into the east side of Lilleshall Hill, had concrete walls which had been filled in with inert rubble material. The top of the structure was rough ground with mainly scrub vegetation and there was a section of metal chain link fencing along the south-east edge of the top wall.

Councillor A.J. Eade, the Ward Member, had requested that the application be determined by the Plans Board. Determination of the application had been deferred at the previous meeting of the Board to allow Members to make a Site visit. Representations had been received from three neighbouring properties and from Lilleshall & Donnington Parish Council, as summarised in the report. In response to the officer's report prepared for the Plans Board meeting of 6th October, 2010 the

applicant had provided additional information, as summarised in the report. The applicant believed that this conversion would be of benefit to the residents as it would enable him to tidy up the existing building site of his house. This work was nearing completion and the remaining work would be carried out as soon as possible.

It was considered that a scheme to utilise an existing redundant structure as a storage building was a sustainable use of a brownfield site. In addition, the alterations to the face of the structure from the current large slab of concrete to side hung timber garage doors with small brickwork pillars and a tiled canopy with materials to match the new garage and new dwelling opposite was appropriate and would not detract from the character and appearance of the area. This elevation could not be viewed from the hilltop any views from the top of the hill onto the roof of the structure would be of the new "green roof" and, therefore, would not appear significantly different from the rough land, gorse and other self-set trees and shrubs. There would be very little discernable difference visible as the proposal was effectively re-using an existing structure and not erecting a new one and the external changes to the structure were essentially cosmetic. In addition, suitable planting to both sides of the doors and the 'living' roof above would compliment the general view of the hill area. Members noted that the applicant could remove all of the existing vegetation from the reservoir without the need for planning permission from the Local Planning Authority.

In addition to providing storage for vehicles and machinery belonging to the applicant, the proposal would enable materials being used as part of the applicant's new build house to be removed from their present location and stored out of sight thus improving the visual amenity of the area and alleviating complaints from residents about the untidiness of the site.

Highway issues raised by neighbours had been noted but the Council's Highway Engineer supported the application as it would enable vehicles to be parked off-road. However, it was noted that the road was unadopted and therefore the Highway Authority had no jurisdiction over its use. Furthermore, the Highway Engineer was not in a position to object to any traffic movements during the removal of the infill rubble as this did not require planning permission. Nevertheless, a condition could be imposed to restrict the time in which vehicle movements in respect of the removal of rubble and construction could undertaken in order to protect residential amenity during the most noise sensitive hours.

The Council's Ecologist had previously advised that the building lies within Lilleshall Hill Wildlife Site; however the development would not have any significant effect on the Wildlife Site. The Officer recommended that the species chosen for the green roof need to be appropriate to the setting, i.e. they need to be of the same species composition as those found in the wildlife site. Following discussions with the LPA the applicant had confirmed that his intention was to now allow the roof to regenerate naturally. Moreover, if planning permission was granted the three self set Gorse bushes which would be affected by development would be removed as soon as possible (outside the nesting/breeding season). Members were respectfully advised that this did not actually require planning permission. Nevertheless, it was

considered that there would be no adverse impact upon the ecology or visual amenity of the area.

Accordingly, the proposal was considered acceptable and would result in a positive impact upon the character and appearance of the area with no significant or long lasting detrimental impact upon the residential amenity of the neighbouring properties. The re-use of a redundant structure was a sustainable use of a brownfield site and would provide additional storage facilities whilst presenting an opportunity to enhance the biodiversity of the area. Therefore, the proposed development was considered compliant with both local and national policy.

However, Councillor A.J.Eade, Ward Member spoke against the application. He stated that the proposed development was not consistent with domestic use, the scale & proportion was inappropriate, the perpetual commercial usage was unacceptable, the proposal was against policy PPS1 and the important ecological site in the local community needed to be protected.

Councillor E.A.Clare, spoke on behalf of the applicant. She commented that this was a straightforward application resulting in putting garage doors on the front of the existing structure and that there was no commercial activity on the site. However, for the applicants domestic building project he was using reclaimed materials. If at any future date the activity strayed into the commercial realm then that could be addressed by the Council using Planning Enforcement powers that were available.

During the debate, Members expressed some concern regarding the intensive use of the site to store and move various materials, and the adverse effect of the proposal upon the local landscape. The proposals were seen as beyond the normal requirements for development in the area.

The Head of Planning asked the Board to consider whether the proposals were appropriate to domestic enforcement, **whether they had** an adverse visual impact, were they consistent with residential use etc. Those matters were for Members consideration.

After an equality of votes, 4 for and 4 against, the Chairman used his casting vote and it was

RESOLVED – that that with regard to planning application TWC/2010/0335, planning permission be refused for the following reasons; Inappropriate development for a residential area ,loss of trees , not consistent with domestic setting /use , infrastructure not conducive to moving large quantities of material , and an adverse impact upon the locality and environment .

(d) TWC/2010/0377 - St Lukes Roman Catholic Primary, Church Road, Trench, Telford, Shropshire

This application by Telford & Wrekin Council related to the erection of 1.2m - 3.0m high mesh ball stop fencing around the football pitch on the school field and the formation of a new grass reinforced footpath linking Pinewood Avenue to the football

pitch. The proposal also included new goal posts, a 3.5m wide double gate for maintenance access and a wheelchair accessible Kissing Gate.

The overall site was approximately 100m x 95m and comprised a grassed open space with a football pitch marked out towards the northern half with the application site being approximately 50m x 90m, located to the south of the school building and screened by substantial and well established hedging. There was an existing 2.4m high security fencing along this boundary which continued around the school complex. The land on which the fencing, path etc. was proposed belonged to the school with the other half, adjacent the rear gardens of properties in Richmond Avenue, belonging to the Council.

One letter of objection had been received, as summarised in the report. Additional consultation letters had been sent following the submission of revised drawings altering the site boundary but no further representations had been received.

The land was currently used as a recreational/play area by the adjacent Wrockwardine Wood C of E Junior School and was designated as a Village Green therefore being an important area in the locality. The proposed fencing would ensure that the dog walking use did not have an adverse impact upon the school playing pitches and would not impact upon the existing use of and access to the Village Green. In addition, the proposed pathway leading from the public highway to the sports pitch would improve access for disabled users and have a positive impact on social inclusion.

The proposed fencing was not out of keeping with the current usage designation and would be sufficiently set back from the public highway/footway to ensure that it did not appear overly strident. In addition, the higher section directly behind the new goal posts would help to contain balls within the pitch area. The fencing would be over 50m away from the front windows of the nearest houses situated on the opposite side of Pinewood Avenue and, therefore, would have no adverse impact on the residential amenity of these properties. Furthermore, no representations had been received from the occupiers of the dwellings. Accordingly, the proposed fencing was considered compliant with Policy UD2 and national guidance contained in PPS1.

Councillor C.F.Smith, Ward Member, spoke in support of the application. He commented that the proposals would preserve the open space for the community and protect the village green. He supported the access arrangements that would enable disabled users to take advantage of the new facility.

Accordingly, it was unanimously

RESOLVED – that with regard to planning application TWC/2010/0377 planning permission be granted subject to the conditions as set out in the report.

(e) TWC/2010/0420 - Sytch Lane, Waters Upton, Shropshire

RESOLVED – that determination of planning application TWC/2010/0420 be deferred until the meeting of the Plans Board on 17th November, 2010 to allow Members to make a Site Visit.

(f) TWC/2010/0432 - Unit 11B, Telford Bridge Retail Park, Colliers Way, Old Park, Telford, Shropshire

This application sought planning permission for the addition of a new and larger mezzanine floor which would increase the floor area available for the sale and display of Next Homeware. The existing mezzanine had a floor area of 373sqm and it was proposed that it be removed and replaced with a larger one measuring 643sqm, thereby increasing the size of the Unit by 270sqm. For Members' information, under permitted development the existing mezzanine could be extended by up to 200sqm, therefore this application was effectively proposing an increase of 70sqm. The proposal also included external changes to the building including a new shopfront, additional glazing, entrance doors and windows to the rear, and replacement plant and a compound. The proposed mezzanine would extend across the majority of the building and would be set back approximately 5m from the frontage to provide an additional sales and display area. The changes to the shop front and additional glazing, together with the new signage subject of the associated advertisement consent, would redesign the Unit in line with Next Home format and branding.

The Geotechnical Engineer had advised that the site lay in an area with complex geotechnical ground constraints and, therefore, a condition was required that the developer must demonstrate that the current foundations were suitable to take an additional load before any development could commence.

As set out in the report, the proposal accorded with the retail hierarchy set out in Policy S1 of the Wrekin Local Plan and Policy CS4 of the Core Strategy. National planning policy, as contained in PPS4, stated that the proposal needed to demonstrate that it had satisfied a sequential test and shown that all the more central options were either developed-out or shown not to be suitable, available but not viable, and that there would be no adverse impact on the vitality and viability of the Town Centre and District and Local Centres within the Borough. Supporting information had been submitted with the application which outlined 5 sites within Telford Centre and 8 edge-of-centre sites identified in a study by retail consultants White Young Green. They had considered each in turn and had concluded that, given the size of Unit required for Next Home and the constraints on each of the sites, this existing vacant unit on Telford Bridge Retail Park with links to the main shopping centre was the most suitable.

Policy CT21 of the draft CTAPP document asserted that development proposals in Central Telford had to provide for the delivery of infrastructure requirements arising from new development, both site-related and strategic, through developer contributions. Therefore, the Highways Engineer had requested a contribution of £8,702 towards the highway infrastructure to address the impact of the proposed new trips the development would generate.

Officers considered that this was a small increase in the floorspace above the permitted development allowance and would not significantly impact on the viability and vitality of the Town Centre. The proposed mezzanine was similar to those approved at other Units on the Telford Bridge Retail Park and Telford Forge Retail Park. It was 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. With regard to the proposed external changes to the building, the development was considered acceptable in terms of the design, form and materials and the changes to the shopfront would enhance the appearance of the Unit. The plant and compound would not appear overly prominent and the development was considered appropriate in the context of the Bridge Retail Park and the area.

Following preparation of the report, the applicant's agent had queried why Condition 2 was necessary. The Planning Officer had, therefore, discussed this matter with colleagues in Building Control and Engineering Services and had assessed that, as this requirement was covered by Building Regulations, any consent should not be subject to this condition but merely included as an informative.

RESOLVED – that with regard to planning application TWC/2010/0432 the Head of Planning be authorised to grant planning permission subject to the applicants entering into a Section 106 Agreement relating to financial contributions towards strategic highway infrastructure and to the amended conditions as set out in the update report.

(g) TWC/2010/0446 - Southwater Regeneration, Telford Centre, Telford, Shropshire

This application by Telford & Wrekin Council was for extensive engineering operations including surface water drainage works, highway improvements, car parks and access, and landscaping and retaining structures. These works would provide the infrastructure from which sites within Southwater could be bought forward for development following outline permission for a mixed use development issued under planning permission W2009/0914. The proposal was to construct a new "Main Street" linking the various elements of Southwater in a west-east axis against which new buildings could be constructed. Two squares would be created at each end of Main Street, at Southwater Square with a new "International Square" forming the eastern nodal point. The proposals comprised:

- The straightening of the existing winding and unattractive route around the existing buildings leading from Southwater Square to link the two squares described above.
- The accommodation of existing frontages to existing buildings such as the Ice Rink and Mecca Bingo Club.
- Provide an interim solution for existing premises before the wider proposals were implemented, e.g. Meeting Point House.
- The reprofiling of existing levels to achieve improved gradients while respecting existing premises and their respective frontages and entrances.

- Creation of a southern edge to provide future development plots at a position currently taken up by Southwater Lake.
- Engineering operations involving a proposed highway connection to Southwater Way to provide the western egress from the new Main Street involving a gradual lowering by 2m over an existing 70m length of Southwater Way that would serve a new car park at the western edge of the site. This would involve a maximum 2.1m high retaining wall adjoining Maxwell Gardens and the removal of an existing route across into the Town Park.
- 83 space car park on land to west of Southwater Square.
- Off-site drainage works, including the creation of surface water attenuation features within the Town Park to manage surface water flows from Southwater; enhancements to the area north of Spout Pool to provide surface water drainage pipework, etc.
- Draining of the existing Southwater Lake and excavation to provide a proposed future (replacement) lake. The detailed design of the lake was not part of this planning application and would be developed alongside the proposals for the new civic office building.
- Various demolition works including Spout Farm, an electricity sub-station and provision of new footways/cycleways.
- Ancillary works to include the laying of ducting and other conduits to facilitate the installation of services

The majority of the application site was within the Telford Town Centre as defined in the Adopted Local Plan and located between the Telford Shopping Centre to the north and Telford Town Park to the south. It extended to 4.33 hectares and did not follow exactly the outline application site, as it had been extended into the Town Park and to include land at Southwater Way to provide drainage infrastructure and to achieve satisfactory access. The southern part of the application site was located within the Green Network. Whilst the site did not extend into the Southwater Events Group area the architects of both development areas had worked closely to ensure that the areas were interrelated and interacted well in terms of access. Vehicular access from the east of the site would be gained from Southwater Way via the Malinslee Roundabout and, from the north, via St Quentin's Gate through the Cherry Pink traffic controlled junction. There was pedestrian access across the site provided by an east-west pathway that connected Southwater Square and the Telford International Centre.

The Council's Geotechnical Engineer and Land Contamination Officer had no objections subject to the imposition of appropriate planning conditions. Third party representations had been received from the Rank Group in respect of the Mecca Bingo Club, the Meeting Point House Trustees, as summarised in the report.

These proposals were important elements in the regeneration of Southwater and the submission of a separate application for engineering and enabling works was welcomed as it provided certainty as to intend future re-profiling, levels, and technical infrastructure requirements deemed necessary to serve future development. The retention of existing buildings in Southwater (e.g. the Bingo Club and Ice Rink) had established a series of fixed points in terms of finished levels for the new Main Street, while the two access points from Southwater Way and St. Quentin Gate would provide fixed access positions for connecting the new street to

the existing highway network. The design of a 12m corridor, Main Street, was sufficient to create a good typical high street and the details were considered to be acceptable.

The two new proposed Squares, Southwater' and 'International' would be relatively flat public spaces that would act as nodal points either end of Main Street with the International Square providing a gateway for pedestrians accessing the Telford International Centre. The achievement of levels to link these spaces was fundamental and would be achieved without undue detriment to existing premises and businesses operating in the area. The issue of hoardings around future development plots had been raised by some businesses in the area and a balance would have to be struck between the need to screen plots from public view and avoid vandalism and the need to protect amenity. There were no details of hoardings accompanying the application and this would need to be conditioned.

The applicants had confirmed that existing businesses would not be adversely affected by the development and that adequate access would be maintained and temporary lighting provided. They proposed a three phase scheme to help reduce disruption, as detailed in the report, and had offered the land owners of existing businesses within to explain the phasing of the application. These measures were considered sufficient.

The existing Southwater Lake and a strip to the south of the Arena were in the Green Network to which Policies OL3 and OL4 of the Wrekin Local Plan applied. Policy OL4 set out the criteria which had to be met if development within the Green Network was to be approved and it was considered that these were met by the proposed new lake and green "lungs" which would provide a greatly enhanced gateway and introduction to the Park and would add to biodiversity interest. In addition, other proposed environmental improvements through new public realm and improvements to the interface with the Town Park were positive environmental, community and recreational benefits that the scheme would help to deliver in future development phases.

In terms of ecology, the original outline planning application for Southwater was supported by numerous reports, including a Phase 1 Habitat Survey and Arboricultural Surveys and these had been supplemented by new reports that covered the extended site area. Two issues had arisen from these, namely the loss of trees and the potential for adverse impacts on bats. Both had been addressed and mitigation offered to reduce impacts. Overall, ecological impacts were being addressed through a mitigation strategy that was a condition of the outline planning application and which had to be submitted and approved prior to development. It was, therefore considered that Green Network policies would not be prejudiced by the proposals.

RESOLVED – that with regard to planning application TWC/2010/0446 planning permission be granted subject to the conditions as set out in the report.

(h) TWC/2010/0459 - Land off St Georges By Pass, Snedshill, Telford, Shropshire

This was an outline application by Telford & Wrekin Council with all matters reserved for later consideration. A zoning plan had been submitted which identified the maximum areas for built development, green spaces and details for roadways and planting. The indicative layout demonstrated that 8 x 2 bedroom apartments, 10 x 2 bedroom houses, 7 x 3 bedroom houses 4 x 4/5 bedroom houses and 2 lifestyle bungalows could be accommodated on the site with a mix of single to three storey dwellings and parking arrangements with on plot parking, garaging and small parking courts with at least 200% provision. The description of development had been amended to clarify that the development was for a 100% affordable housing scheme.

The development was part of a larger joint venture between Telford & Wrekin Council and the Homes & Community Agency to increase affordable housing provision across the borough in response to local housing needs. These sites were being made available at nil land value to facilitate 100% affordable housing schemes with the net gain being sought for the borough. Whilst all of the sites currently had outline planning consent, the land being put forward by the Council required outline consent to ensure that the developers or Registered Social Landlords could progress the programme of works swiftly to ensure deliverability of the project.

St Georges & Priorslee Parish Council had objected to the proposal on the grounds of the detrimental impact of the three storey apartments upon the bungalows opposite, the loss of the Green Network, and the design being out of context with other properties in the area. The Council's Parks & Open Space Officer had recommended a requirement for open space due to the demand created by the additional housing and the Council's Ecology Officer had requested that any planning permission should be subject to the conditions and informatives set out in the report. Following consultation 7 letters of objection had been received as summarised in the report together with a 33 signature petition objecting on the grounds listed in the report. The update report tabled at the meeting informed the Board that an 4 additional letters of objection had been received from neighbours raising concerns with regard to sewer and associated easement which crossed the site and for which access for maintenance would need to be provided, increased noise nuisance arising from increased traffic, and effect of such a high density development upon the semi-rural ambience of the area.

In response to the concerns raised relating to the scale of the flatted development up to 3 storeys in height, the applicants had submitted a section plan with three options which demonstrated a number of ways in which the development could be accommodated and still maintain a minimum of 28m separation from the existing dwellings. This section also indicated the changes in ground levels with the proposal set at a lower level.

The Planning Officer commented that the issues relating to traffic and density had been adequately addressed in the Plans Board report. With regard to the sewer easement, this would be a constraint to the eventual layout or would need diverting, but this was an issue which could be resolved and addressed in any subsequent reserved matters application and did not impact on the principle of residential

development on the site. The additional plan clearly demonstrated that the site could adequately accommodate flatted development and maintain sufficient separation from neighbouring properties to protect occupiers' amenities in terms of overlooking and loss of privacy. The scale of development, given the ground level differences, could create a land mark feature on the apex of the site whilst not appearing overly dominant in relation the existing dwellings on Snedshill Way.

The land was designated as 'Green Network' within the Wrekin Local Plan but it was considered that it would not be adversely impacted upon. Whilst there was a general presumption against development within the Green Network, Policy OL4 did allow for exceptional circumstances the criteria for which were met by this proposal in terms of community and environmental benefits as set out in Policy OL4. .

The siting of the access was reserved for later consideration but the zoning plan had indicated a position. The Highways Officer had no objection in principle to the development or access off Snedshill Way but had requested a number of conditions to ensure that adequate opportunity was provided for the site to integrate with the surrounding area, including a new footpath along Snedshill Way to link with existing footpaths. Any access which was located on Snedshill Way would necessitate the removal of the existing bus shelter in order to provide sufficient visibility but a replacement facility could be secured through condition.

Although this was an outline application, a number of principles had been established with a feature landmark building on the apex of the road close to the junction of Snedshill Way and Telford Way. In addition, the retention of an open character and boundary hedge along Snedshill Way would minimise the impact of the development on existing residents and provide a community benefit. It was considered that the configuration of the development zones would allow for a wide variety of affordable housing types of a scale which respected the character and appearance of the surrounding area and ensured there was sufficient separation between the proposed and existing properties to preserve the amenities of their occupiers in accordance with Policy UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

The site was currently open field with any significant planting around the boundaries. Objectors had raised concerns about the potential use of this open space as a play area or similar facility, which they considered could increase existing issues of anti-social behaviour. At this stage no details of the field's end use had been agreed but these issues could be considered at the reserved matters stage. However, the principle of retaining open space was acceptable and would be of benefit to the new development and the wider community. The existing hedge and trees on the site were important in both ecological and visual terms and their retention, through conditions, was considered essential. The development, therefore, accorded with Policy CS11 of the Core Strategy and Policy OL11 of the Wrekin Local Plan.

A development of this scale would have an impact on existing community facilities, which would be mitigated by planning obligations. The proposal was for 100% affordable housing provision and it had been agreed that this level of provision was sufficient and that further requirements for contributions towards education and open space could adversely affect the viability of the scheme and increase potential

reliability on grant aid for its delivery. Officers, therefore, considered that the overall benefit of an increase in affordable housing provision was sufficient planning gain for this proposal. The update report drew Members' attention to the fact that Condition 01 of the recommended planning approval should read 'outline' and not 'reserved' as set out in the main report.

Councillor I.T.W.Fletcher, Ward Member, spoke against the application. He commented that the proposal would have an adverse effect on adjacent properties and be a significant intrusion on local residents lives.He did not consider the provision of affordable housing to be an exceptional circumstance to justify developing on Green Network

Councillor J.C.Minor representing local residents, also spoke against the application and echoed the sentiments previously made. He also commented that the access to the site was inappropriate and that there would be traffic congestion as a result. It was considered inappropriate development in the wrong location.

Alan Fox, the Council's Estates & Investment Manager, spoke in favour of the application . He considered that the development complied with national policy . The nearest new properties to the existing development would be 70 yards away . Highways Engineers had no objection to the application and as this was an outline application the issue of 3 storey development and access would be considered at reserved matters stage.

Furthermore, at the Chairman's discretion, **a local resident** spoke against the application. He commented that the proposal would have an adverse effect on local traffic and would see a reduction of parking opportunities for local residents. There would be a detrimental effect on local properties. He said there was confusion in respect of the plans and asked that the access to the development be given further consideration if the application was approved.

The Head of Planning emphasised that the application was outline only , if approved the access still had to be determined and details including storey height would have to be submitted . Concerns expressed by Members and residents about 3 storey development would be noted and the layout submitted was indicative only and the grant of outline permission was not an approval of 3 storey development

RESOLVED – that with regard to planning application TWC/2010/0459 be granted outline planning permission subject to the conditions as set out in the report.

- (i) TWC/2010/0482 - TWC Compound, Telford Town Park, Hinkshay Road, Malinslee, Telford, Shropshire,

This application by Telford & Wrekin Council sought permission to create an additional compound within the existing compound in the Town Park, including the erection of 2.4m high fencing and the repositioning of 2.4m high vehicular access gates. The Southwater regeneration proposals included the existing compound sited at Spout Farm and the site needed to be vacated by December 2010. It was

proposed to relocate operations from the compound to the secondary compound and, given that site's more remote location within the Park, additional security and safety measures were necessary. Further security measures for Dark Lane and the compound were required including new lighting and CCTV to replace facilities which were currently provided at the existing facility.

The update report tabled at the meeting informed the Board that Great Dawley Parish Council had no comments on the proposal and that the further comments received from statutory consultees had raised no additional issues.

The proposal was to fence a small area in the centre of the existing compound in 2.4m high palisade fencing for the storage of valuable equipment, etc. This would ensure that there was minimal impact on the Town Park in terms of visual impact and impact on character and appearance of the wider area. The site was designated as Green Network and these works were for a facility necessary for the function of the Town Park and suitably located within an existing facility. Therefore, it was considered acceptable as it accorded with Policies OL3 and OL5 of the Wrekin Local Plan.

The access to the compound would be amended to be served directly off Dark Lane rather than the existing entrance, which was within the car park located to the north. This was currently under-utilised but changes to car parking provision in the Town Centre was to be altered as part of the wider Southwater regeneration and it would have increased usage in connection with visits to the Park and to Wonderland. The repositioned gateway would ensure that there was no conflict of machinery with parked vehicles and increased pedestrian activity. The proposed new gates would be 2.4m in height and 5m wide for the purposes of security and, given the siting within mature planting, it was considered that the proposal would not detract from the visual appearance and, therefore, would not have a detrimental impact on the character and appearance of the area in accordance with Policy UD2 of the Wrekin Local Plan.

RESOLVED – that with regard to planning application TWC/2010/0482 be granted planning permission subject to the conditions as set out in the report.

The meeting ended at 7.51 p.m.

Chairman:

Date: