

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 16 May 2012 at 6.00pm in the Reception Suite, Civic Offices, Telford, Shropshire

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

ALSO PRESENT: Councillor S Bentley (for planning application TWC/2012/0109)

PB-110 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on Wednesday, 25 April 2012 be confirmed and signed by the Chairman

PB-111 APOLOGIES FOR ABSENCE

Councillors A S Jhawar and C R Turley

PB-112 DECLARATIONS OF INTEREST

None.

PB-113 DEFERRED/WITHDRAWN APPLICATIONS

None.

PB-114 SITE VISITS

None.

PB-115 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Board and fully considered each report.

(a) TWC/2012/0109 The Swan, A442, Waters Upton, Shropshire, TF6 6NP

This was an outline application for residential development (up to 5 houses) on part of the public house car park and beer garden, with amended access off River Lane. This application had been deferred at the meeting of the Board on 25 April 2012 to enable Members to undertake a site visit. Additional consultation responses had been received since the main report to members, including extensive comments from the Parish Council, and these were detailed in an update report tabled at the meeting.

Ms K Baker, representing Waters Upton Parish Council spoke against the proposals highlighting the use of the public house as an important community facility and the threat to its future viability. Ms Baker also raised highways issues, rapid housing growth and questioned the need for additional affordable housing in the area. The Parish Council were concerned that granting permission for this application would lead to uncontrolled development at the site.

Councillor S Bentley, Borough Ward Councillor, spoke to oppose the application which he viewed as a threat to the long-term future of The Swan as a long-established community

focal point. He raised questions as to whether the plans would impact the viability of the public house as a business, and expressed concern regarding housing need and highways issues pertaining to the proposed entrance to the site.

The Planning Officer referred the Board to the report and displayed plans, which detailed the site and surroundings and clarified the removal of trees and the status of the Right of Way which was not publicly defined. The application was compliant with the National Planning Policy Framework and Policy CS7 of the Core Strategy. The proposed 40% affordable housing was in line with policy requirements. With regard to concerns about the loss of pub car parking spaces, the plan had been amended to reduce the number of houses from 6 to 5 shown on the indicative layout and increase the spaces available to 20. Access to the site could be conditioned and there were no objections from the Local Authority's Highways Engineers

Initially, Members considered that whilst there were valid concerns raised by the Parish Council and Borough Ward Member, the application was in outline only and those concerns could be addressed at a reserved matters application. However, during the debate there was clear lingering concern about the topography of the site and, more particularly, the viability of the public house business should the application be granted, as the application would reduce available parking, available beer garden, and leave no room for future expansion. Members also expressed concern as to whether 40% affordable housing would be financially viable, and did not want this to be approved now and reduced at a later date. In response, the Development Management Planning Manager advised Members that requesting a viability study would assist in providing answers to Members' concerns in order to better inform the decision making process and facilitate a clear decision being made at a future meeting.

RESOLVED – that determination of planning application TWC/2012/0109 be deferred to allow a viability study to be undertaken to demonstrate that the public house would remain a viable business, and that 40% affordable housing is financially viable should the proposals to remove part of the car park and beer garden be approved.

(b) TWC/2012/0116 The Paddock, Arleston Lane, Arleston, Telford, Shropshire, TF1 2LY

This was an application for renewal of extant planning permission W2008/1029 for the demolition of the existing dwelling and redevelopment to provide 12no. dwellings. The original application, W2008/1029 had been allowed by the Planning Inspector at an Inquiry, subject to a Unilateral undertaking that the Applicant provided contributions towards community recreation provision and further subject to conditions. Full details of the Planning Inspector's decision were set out in the report which concluded that the principle of development was acceptable in light of that decision.

Councillor I T W Fletcher noted the details of the Planning Inspector's decision and, in light of that, he proposed planning permission be granted as set out in the officer's recommendation, and this was seconded by Councillor R J Sloan.

RESOLVED – that with respect to planning application TWC/2012/0116 planning permission be granted subject to the applicant entering into a Section 106 Agreement to pay £7200 towards the upgrade of community recreation facilities within the vicinity and further subject to the conditions set out in the report.

(c) TWC/2012/0128 16 Frame Lane, Doseley, Telford, Shropshire, TF4 3BQ

This was an application for alterations to a garden boundary (amendment to Planning Permission W2007/0773). This application had been deferred at the meeting of the Board on 25 April 2012 to enable Members to undertake a site visit.

Mr M Humphries, neighbouring resident, spoke in opposition to the application on the grounds that the ownership of the site was in question and he provided some historical background detail to support this claim. He also referred to his desire to erect a garage to the rear of his boundary which had not received approval and that a tree in his ownership would be felled under the plans.

The applicant, Mrs E Hancock, spoke to support the proposals, providing some historical background to explain the reasons for making the application.

The Planning Officer advised the Board that the application represented a material minor amendment as the principal of development had already been agreed under the previous Planning Permission and confirmed that the associated processes, including consultation, reflected that of a new application and had been properly carried out. Referring Members to the Planning History set out in the report, the Planning Officer confirmed that no neighbour comments had been received to the original permission reference W2007/0773. With regard to the neighbour's desire to build a garage to the rear of his boundary, she advised that this would require a change of use application as a section of land was included that had not previously been associated with either dwelling, had not received approval and, therefore, could be afforded little weight. Furthermore, the proposed amended boundary would provide additional garden land offsetting the loss and concerns with overlook could be offset by obscure glazing. The tree referred to by Mr Humphries was not protected and ownership issues could not be considered by the Board, and was therefore left for the applicant and neighbour to resolve.

Members acknowledged that the neighbour dispute could not impact upon planning considerations. Both Councillors N A Dugmore and K R Guy noted the chequered history to this application and following the site visit, on balance Members did not consider that this small amendment would significantly impinge upon the neighbouring site at 16A Frame Lane.

RESOLVED – that that with respect to planning application TWC/2012/0128 planning permission be granted subject to the conditions as set out in the report.

(d) TWC/2012/0203 The Rose & Crown PH, Stirchley, Telford, Shropshire, TF3 1DY

This was an application for change of use from car park to car wash facility. This application had been deferred at the meeting of the Board on 25 April 2012 to allow officers to update Members on several issues. This information, set out in the main report, clarified that the bridleway would not be affected by the proposals since it fell outside the red line, set out details of an outline planning permission for an adjacent site, confirmed that there was no requirement to consult with the Environment Agency as the site did not meet the Agency's checklist criteria, the Environment Agency had since been consulted, but declined to comment and also confirmed that the Council's Drainage Engineer had no objections to the proposal but had requested that a scheme for foul and surface water was submitted and that Severn Trent Water were notified of the proposed car wash facility prior to commencement. The report also detailed an objection received from Stirchley Parish Council.

Mr R Breeze and Mr A Watkin, both local residents, spoke against the application. Mr Breeze considered that the issues he raised at the last meeting had not been satisfactorily answered. He maintained that existing problems with car parking would be exacerbated by the proposals, that the proposals would impact upon an outline planning permission for a site to the North, drainage issues had not been adequately addressed and that the access for emergency vehicles to the Town Park would be hindered. Mr Watkin objected to the proposals on the grounds of potential noise nuisance and a detrimental impact on the environment.

Members were satisfied with the responses to their queries which were detailed in the report and outlined verbally by the Planning Officer and were, therefore, able to support the recommendation to grant planning permission for a temporary period of one year.

RESOLVED – that with respect to planning application TWC/2012/0203 planning permission be granted subject to the conditions as set out in the report and further subject to receipt of satisfactory drainage details.

The meeting ended at 7.02pm

Chairman:

Date: