

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 11 July at 6.00pm in the Reception Suite, Civic Offices, Telford

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, I T W Fletcher, R T Kiernan, J Loveridge, G C W Reynolds, S A W Reynolds, M J Smith and C R Turley

ALSO PRESENT: Councillors A. Lawrence (for planning application TWC/2012/0408) and J.M. Seymour (for planning applications TWC/2012/0261 and TWC/2012/0362).

PB-013 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 20 June 2012 be confirmed and signed by the Chairman

PB-014 APOLOGIES FOR ABSENCE

None

PB-015 DECLARATIONS OF INTEREST

TWC/2012/0031 and TWC/2012/0143 - Councillor I.T.W. Fletcher stated that in “green carding” these applications, his concerns had been recorded as formal objections in the report. He therefore indicated that he would leave the room during determination of these applications, but would first speak as Ward Member on behalf of local residents.

TWC/2012/0261 – Councillor C.R. Turley declared a personal interest as the Council’s appointed representative to the Shropshire Hills AONB Steering Group.

TWC/2012/0408 – Councillor N.A. Dugmore declared a personal interest as a ward member and parish councillor, but had not taken part in any prior discussion on this application.

TWC/2012/0420 – Councillor S.A.W. Reynolds declared a personal interest as a ward member and parish councillor, but had not taken part in any prior discussion on this application.

TWC/2012/0145 – Councillor G.C.W. Reynolds declared a personal interest as a ward member and parish councillor, but had not taken part in any prior discussion on this application.

PB-016 DEFERRED/WITHDRAWN APPLICATIONS

None

PB-017 SITE VISITS

RESOLVED –

- (a) that site visits take place on 1st August 2012, relating to applications at Maynards Croft, Newport and for Residential Development at Wellington Road, Newport that are due to be considered by the Board at the next meeting.
- (b) that the following applications be deferred for Site Visits to take place on 1 August 2012 (times to be advised by Planning Officers):
 - (i) TWC/2012/0031 – Land adjacent to The Shires, Shifnal Road, Priorslee, Telford
 - (ii) TWC/2012/0143 – Land at junction of Moss Road/Rookery Road, Wrockwardine Wood, Telford
 - (iii) TWC/2012/0362 – 4 Little Meadow Close, Admaston, Telford

PB-018 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/2012/0145, TWC/2012/0261, TWC/2012/0473, TWC/2012/0362 and TWC/2012/0391.

- (a) TWC/2012/0031 - Land adjacent to, The Shires, Shifnal Road, Telford, Shropshire, 2 9NN

This was an application for the erection of six detached houses fronting Shifnal Road and a four storey care home to the rear of the site with new access and associated works.

Councillor I T W Fletcher, Ward Member, had requested that the application be determined by the Plans Board.

Councillor Fletcher (speaking as Ward Member) stated that local residents were satisfied with the housing element of the scheme, but considered the proposed four storey care home to be significant over-development of the site. There was concern that the application would exacerbate existing problems with poor drainage and sewerage in the area, and that there was no mains sewerage connection to the application site. He requested that Members undertake a site visit before determining the application.

It was moved, seconded and

RESOLVED – that determination of planning application TWC/2012/0031 be deferred to allow the Board Members to make a site visit.

- (b) TWC/2012/0034 - Stockton House Barns, Stockton, Newport, Shropshire, TF10 9BA

This was an application for conversion of barns and former workshop to form one holiday let and five units for use within Class B1 (Business).

Councillor G Reynolds considered that the scheme was sympathetic and will assist keeping the building in a good state of repair.

RESOLVED – that with respect to planning application TWC/2012/0034 planning permission be granted, subject to the applicant entering into a s106 agreement for £7,000 towards highway improvements and subject to the conditions as set out in the report.

(c) TWC/2012/0075 - Land off, Concorde, Dawley Bank, Telford, Shropshire, TF4 2QB

This application sought consent for change of use from scrubland to garden allotments. The proposals included creation of 200 raised bed allotments, erection of a secure boundary fence and gate, improved access with dropped kerb, disabled parking and a dry eco toilet container unit.

This application had been deferred at the meeting of the Board on 20 June 2012 to enable Members to undertake a site visit.

Mr D Harber, on behalf of the local Residents Association, spoke against the application on the grounds that there had been no detailed plans submitted for the layout of the allotments; that the “greenness” of the proposal was undermined by the replacement of top soil on a regular basis and the likely increased car usage as the vast majority of users did not live in Dawley Bank. Furthermore the Residents Association had alternative plans for the site that would benefit the wider local community as opposed to the small group of people who would be able to use the allotments.

The Planning Officer advised that while there was a separate general consultation on the wider use of land in the area, this application was specifically for a change of use to allotments. Only a small segment adjacent to the highway verge was designated as Green Network, and local policy gave a presumption in favour of community facilities which could be located on Green Network, therefore the principle of development was therefore considered acceptable. Consideration was also made by the officer in that the majority of the site was white land and as such not protected from other forms of development such as residential. Great Dawley Parish Council had not raised any objections, although there were some neighbour objections and 2 petitions against the application, as detailed in the report.

Councillor N.A. Dugmore expressed concern at some of the technical issues regarding the application, including the height of the compost bins, the proposed parking provision, removal of trees, and the security of the site; concerns were also raised with regard to the contamination of the site. In response, the Planning Officer advised that these details would be controlled by the proposed conditions to granting planning permission. The Board also reflect on a recent allotment application in Lilleshall which also had limited parking. Other Members welcomed the application

as an opportunity to tidy-up a scrubland site, and as providing a community facility that would encourage social interaction and sustainability, promoting Civic Pride.

RESOLVED – that with respect to planning application TWC/2012/0075 planning permission be granted, subject to the conditions as set out in the report.

(d) TWC/2012/0143 - Land at junction of Moss Road/Rookery Road, Wrockwardine Wood, Telford, Shropshire, TF2 7BL

This was an application for the demolition of two dwellings (The Nyth and Erindale) and the erection of an 'L' shaped 2-3 storey block of 13 apartments with associated car parking and amenity area. An extant planning permission (W2010/0060) adjacent to the proposed apartment block which would share the proposed access.

Councillor I T W Fletcher, Ward Member, had requested that the application be determined by the Plans Board.

Councillor Fletcher (speaking as Ward member) stated that residents had raised a number of concerns about this application, including over-development of the site, the increase in the amount of traffic onto Moss Road (close to a bend) when combined with another adjacent development for more houses, and potential damage to a monkey puzzle tree on the site.

(Councillor Fletcher then withdrew from the meeting)

The Planning Officer advised that the scheme had been amended to take account of the monkey puzzle tree, and that any permission would be conditioned to ensure the tree was not adversely affected. In terms of highway safety, the Highways Engineer had not raised any objections in relation to increased traffic movements. The principle of residential development on this site was acceptable, and would provide a beneficial effect upon the appearance of a currently unmanaged site. The current building on the site was not listed, and therefore had no statutory or non-statutory protection.

Councillor S.A.W. Reynolds referred to the objections submitted by Wrockwardine Wood and Trench Parish Council, and also to the potential loss of the existing building on the site, which was one of the few historical properties in that area. Although the site was now run-down, it would be preferable to see a sympathetic reuse of the existing building for residential use rather than demolition.

It was then moved, seconded and

RESOLVED – that determination of planning application TWC/2012/0143 be deferred to allow the Board Members to make a site visit

- (e) TWC/2012/0145 - Maddocks Sports & Social Club, Church Street, Oakengates, Telford, Shropshire, TF2 6BP

This was an application for the demolition of existing clubhouse and outbuildings and erection of a new clubhouse facility and bowling green with parking areas and 30 dwellings comprising 18 two- and three- bed houses and 12 two-bed apartments with new retaining walls, screen fencing and alterations to vehicular entrance to provide a new access road.

This application had been deferred at the meeting of the Board on 30 May 2012 to enable Members to undertake a site visit. An update report was tabled which referred to receipt of a 142 signature petition from members of the club and local residents in support of the re-development of the site. A further letter of objection (signed by 22 local residents) had been received, and was appended to the update report. There was also further Officer comment in response to the issues raised.

Mr D Tooth (representing local residents) spoke against the application, which he felt would have a detrimental impact on the neighbourhood. The sloping nature of the site and the proposed levels/gradients outlined for the development would cause significant overlooking and loss of privacy/light to existing properties in Station Fields and Church Street in addition to concerns over ground stability. These properties would also potentially be at risk of flooding from increased surface water run-off. The proposed scheme would result in increased traffic and congestion in the adjacent area, and there was concern that the number of car parking spaces associated with the new clubhouse would be insufficient.

Mr J Bradbury and Mr A Williams (on behalf of the applicants) spoke in favour of the application. The current club premises were outdated and not very secure; furthermore limited modernisation could occur within the existing premises, and this proposal offered an opportunity for a new-build replacement with many facilities that would benefit the local community, along with improved landscaping and parking. A wide range of potential community uses of a new clubhouse building were listed. It was emphasised that the Club was not seeking to profit from this scheme, and had undertaken extensive consultation with the local community etc.

The Planning Officer reminded Members that this was an outline application to decide the principle of the redevelopment of the site, and that all matters in respect of siting, layout, design, appearance, boundary treatment and landscaping would be addressed at the reserved matters stage. However, a condition could be added to cover the use of audio equipment in the new clubhouse, as well as a condition to state that the layout plan was indicative only.

Councillor G Reynolds considered that the proposals brought forward improvements, however raised concerns over the indicative layout. Councillor Dugmore recognised that the principle of development had previously been established on the site, but considered the reserved matters application needed to take account of those properties along Station Fields, taking account of planting and possibility of bungalows in this location,

Members generally welcomed the proposals, but that the concerns and issues raised by local residents regarding the proposed layout and levels, drainage, access arrangements, slope stability etc. should be explored with the applicants during negotiations on the reserved matters. It was also suggested that the reserved matters application should be determined by the Board, and that delegated power be given to Officers to review the existing conditions in the light of the concerns raised.

RESOLVED –

- (a) **that with respect to planning application TWC/2012/0145 outline planning permission be granted, subject to the developer entering into a Section 106 Agreement to provide 38% affordable housing of a mix and tenure to be confirmed by the Council's Strategic Housing Officer, financial contributions of £18,000 for recreational facilities in the local area, £69,828 towards education facilities in the vicinity and £10,000 towards highway improvements, and subject to the conditions as set out in the report and additional conditions to cover the use of audio equipment and to state that the layout plan is indicative only;**
- (b) **that authority be delegated to the Development Manager to review the conditions attached to the report in the light of the issues raised.**
- (c) **that the reserved matters planning applications for the site be determined by the Board.**
- (f) TWC/2012/0261 - Land off, Wrekin Course, Wellington Road, Wellington, Telford, Shropshire

This application had been deferred at the meeting of the Board on 20 June 2012 to enable Members to undertake a site visit. The application sought planning permission to construct a 40 space car parking area and hardstanding to site a mobile catering van, with provision of a footpath link leading to the track up to The Wrekin. The application further proposed to provide additional off-road parking and a pedestrian link to The Wrekin in order to avoid the dangers of pedestrians walking along the highway.

An update report was tabled which referred to two further letters of support from a local resident and from Wellington 21 Group. Wellington Civic Society had also reiterated their objections to the application. There was also further Officer comment in response to the issues raised.

Councillor J.M. Seymour (speaking as Ward Member) stated that the Wrekin was a significant visitor destination, and that many people wanted to park as close as possible to the hill and local trails. This application would address the current situation of haphazard parking along local lanes, and would also be a first step in potentially unlocking future funding for developing the Wrekin Forest project.

Councillor S Hutchison, representing Little Wenlock Parish Council, spoke against the application on the grounds that it would involve the loss of a green-field site, which would set a precedent for the local area. There were a number of concerns

relating to the operation of the proposed catering van, the management and security of the site, the enforcement of parking restrictions on the highway, and that the funding for this scheme had not yet been secured. It was felt that there was little local community support for the proposal, and that there had not been any meaningful consultation.

Mrs M Pietroni, Vice-Chair of the Local Access Forum spoke to support the application which she considered to be crucial to the strategic development of parking and rights of way between the Wrekin and the Telford Town Park. Priority needed to be given to developing opportunities for those with disabilities and limited mobility to access the countryside. This scheme would do that, and the car park would be properly landscaped. She did not agree that the local community was not behind this application, and stated a number of communities, schools, golf club and church which supported the scheme.

The Applicant, Mr P Holt, and his agent, Mr A Francis-Jones spoke to support the application. Mr Holt stated that the car park would give direct access to the Wrekin without the need for having to cross the road. It was felt that the Wrekin was one of Shropshire's most iconic landmarks, but that it was currently the poor relation in terms of facilities and parking. Mr Francis-Jones added that only a small area of the site would be tarmaced. This was a local voluntary-led project, and that the funding application to the Huntingdon Lane Mining community fund would be sought once planning permission was granted.

The Planning Officer referred to the photographs attached to the report, which showed examples of parking in the area on a recent Saturday and Sunday. At the site visit, Members had looked at the access points to the site, and discussed the issues of on-road parking. It was suggested that delegated powers be given to Officers to negotiate with the applicant and Highways regarding measures to prevent parking along the highway.

Members expressed the view that the application should be supported in terms of providing a safer environment for families and children visiting The Wrekin. The issue of controlling the hours of operation etc of the proposed catering van was raised, to which the Planning Officer stated that this was covered in the management plan for the site. Councillor S.A.W. Reynolds suggested that alternatives to yellow lines should be considered to deter parking on the adjacent highway, and the Chair suggested that the provision of wildlife noticeboards at the site could be negotiated with the applicant.

RESOLVED –

- (a) that with respect to planning application TWC/2012/0261 planning permission be granted, subject to the applicant entering into a Section 106 Agreement to provide contributions towards a Traffic Regulation Order, and subject to the conditions as set out in the report.**
- (b) that authority be delegated to the Development Management Manager to negotiate with the applicant and highways officers regarding alternative**

measures for the parking restrictions on the existing highway and the provision of noticeboards.

- (g) TWC/2012/0362 - 4 Little Meadow Close, Admaston, Telford, Shropshire, TF5 0DN

This was an application for the erection of a two-storey, detached hipped roof dwelling with a two storey side extension, conversion and alterations of garage to as study and extension to porch. The extension would provide the dwelling with a bedroom and ensuite on both the ground and first floors. The Planning Officer referred to an update report that had been tabled. This set out some additional neighbour comments, along with clarification on permitted development rights and the distances between the proposed extension and neighbouring boundaries. The Council's Enforcement Officer had confirmed that the property was not being used for business purposes, and the Planning Officer confirmed that the application was specifically a household extension with no business aspects.

Councillor J.M. Seymour (Ward Councillor) spoke on behalf of local residents against the application. The proposed two storey side extension would have a significant impact in terms of overlooking and loss of light to the neighbouring property. Many local residents believed that a business was operating from the property contrary to the covenant on the property, and that there were three different households currently living there. She requested that Members undertake a site visit before determining the application.

It was then moved, seconded and

RESOLVED – that determination of planning application TWC/2012/0362 be deferred to allow the Board Members to make a site visit

- (h) TWC/2012/0391 - Unit 6, Telford Bridge Retail Park, Old Park, Telford, Shropshire, TF3 4PB

This proposal sought planning permission for the erection of a mezzanine floor to replace an existing mezzanine, thereby increasing floor space by 312sqm. The final proposed floor area would be 1,104 sqm.

The Planning Officer referred to an update report which had been tabled. This expanded further on the policy considerations in relation to the National Planning Policy Framework and the Central Telford Area Action Plan. It was considered that the extension of this unit would complement rather than compete with the retail offer in the town centre shopping area. The application was a small increase in the floor space above the permitted development allowance and would not impact on the viability and vitality of the town centre. The policies within CTAAP requested contributions towards transport improvements within Central Telford, and as such the applicant had agreed to provide the requested contribution.

RESOLVED – that with respect to planning application TWC/2012/0391 authority be delegated to the Manager of Development Management to grant planning permission, subject to the applicants entering into a Section 106

Agreement relating to financial contributions towards strategic highway infrastructure, and subject to the conditions as set out in the report.

- (i) TWC/2012/0408 - Land off Meadow Road, Marshbrook Way, Muxton, Telford, Shropshire

This was a reserved matters application for the erection of twelve dwellings on site, with matters of access, appearance, landscaping, layout and scale for consideration.

Councillor A Lawrence, Ward Member, had requested that the application be determined by the Plans Board.

Councillor Lawrence (speaking as Ward Member on behalf of the residents of Meadow Road) raised concerns regarding the proposed access point off Meadow Road. This was a small cul-de-sac with difficult access, and it was felt that the only access point should be from Marshbrook Way, which was a more substantial road. However, the access point off Marshbrook Way should be moved to a better location. It was also considered that 12 dwellings were too many for this site.

Mr I Cox, from Bromford Housing Group (the applicant), and Mr J Chipeta, the Applicant's Agent, spoke to support the application. It was contended that the scheme would be a positive development for the area, and provide much needed affordable housing. The proposed access arrangements to the site were considered to be adequate, with the new turning head for Meadow Road providing benefit to existing residents and improving the current road network. The concerns of local residents had been taken on board, and any disruption from the development would be minimised.

During consideration of the application, Councillor N.A. Dugmore expressed concern at the access point to the proposed development from Marshbrook Way, which was located at a point where queues built up at busy times from the nearby junction with Donnington Wood Way. A proposal to defer the application for a site visit was moved and seconded, and upon being put to the vote was lost.

The Planning Officer reported that the Highways Officer had not raised any concerns in principle to the proposed access arrangements. The scheme would improve pedestrian linkages within the area; it was not a high density development; and there would be screening between the development and Meadow Road.

RESOLVED – that with respect to planning application TWC/2012/0408 planning permission be granted, subject to the conditions as set out in the report.

- (j) TWC/2012/0420 - 80 Wombridge Road, Wrockwardine Wood, Telford, Shropshire, TF2 6QG

This retrospective application sought change of use from garage to dog grooming business.

Wrockwardine Wood & Trench Parish Council had requested that the application be determined by the Plans Board.

A local resident, Mrs A Griffiths, spoke in support of the application. She stated that it was a well run business, and not overly visible or noticeable from neighbouring properties. Customers parked directly outside the property, and there were no problems with driveways being blocked etc. It was noted that all the objections to the application had been submitted anonymously.

The Planning Officer reported that neither Enforcement Officers nor Environmental Health Officers had received any complaints about the operation of the dog grooming business from the premises. The proposed use of the garage was a relatively low-key development, and the hours of operation etc would be conditioned.

RESOLVED – that with respect to planning application TWC/2012/0420 planning permission be granted, subject to the conditions as set out in the report.

(k) TWC/2012/0471 - Telford Town Park, Telford, Shropshire, TF3 4AQ

This proposal was for a landscaping scheme incorporating lighting and play equipment in association with the new visitor centre in Telford Town Park.

RESOLVED – that with respect to planning application TWC/2012/0471 planning permission be granted, subject to the conditions as set out in the report.

(l) W2008/0473 - Former Dale End Garage, Dale Road, Coalbrookdale, Telford, Shropshire

This was an application for the erection of ten dwellings comprising 6 two-bedroom apartments and 4 dwellings with associated works and access.

This application had been deferred at the meetings of the Board on 11 June 2008 and 2 July 2008 to resolve the issues with regard to flooding and the Environment Agency. The application was subsequently presented to the Board on 20 June 2012 and deferred to enable Members to undertake a site visit.

Mr J Parnell, a neighbouring resident, spoke to oppose the application. His main concern was the proposed three storey block of apartments that was to be built on a raised plinth. This would make the building equivalent to four storeys, which would have a detrimental impact on neighbouring properties and be out of keeping with the character of the local area. Photographs illustrating the potential impact had been circulated in an update report. It was also considered that there was insufficient parking provision for the development, which would lead to more on-street parking and add to the existing highways/traffic problems on Dale Road. It was further suggested that any development should be conditional on the workshop on the site also being developed.

The Planning Officer advised that this was an important “gateway” site at the entrance to the Gorge. It was currently derelict, and in need of some form of development. The applicant had reduced the number of proposed dwellings from twelve to ten, and at the site visit Members had been able to see the site levels and heights of adjacent existing buildings viewed at different vantage points. A number of flood mitigation measures had been carried out, one of which had been the necessity to raise the level of the proposed buildings. In respect of highways issues, it was felt on balance that one parking space per unit was sufficient, given the proximity of nearby car-parks and bus routes.

Councillor Dugmore recognised that due to the historic nature of Ironbridge the area was less car friendly, which is accepted by any potential resident; considering that the proposal was therefore in keeping with this environment He also considered the need for protection against the culvert, and projecting the residential amenities of existing residents in particular to the rear of the site.

Councillor G Reynolds stated the site as existing detracted from the area, and the proposed development reflected the adjacent development.

Members felt from viewing the site that the scheme had taken care to reflect the architecture of the adjacent site and did not harm other amenities. The re-development of this site was badly needed, and it was recognised that a lot of work had taken place with the applicant and the Environment Agency to address the concerns about flooding. It was suggested, however, that the culvert at the rear of the site should be properly fenced off.

RESOLVED – that with respect to planning application W/2008/0473 authority be granted to the Development Management Manager to grant planning permission, subject to further information relating to retaining structures on site, any further drainage conditions and a Section 106 contribution of £600 per 2 bed unit or above towards the provision of off-site leisure and recreation facilities, and subject to the conditions as set out in the report.

The meeting ended at 8.45 pm

Chairman:

Date: