

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 3 October 2012 at 6.00pm in the Reception Suite, Civic Offices, Telford, Shropshire

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, I T W Fletcher, R T Kiernan, J Loveridge, A A Mackenzie (as substitute for Councillor M J Smith), G C W Reynolds, S A W Reynolds, B J Thompson, (as substitute for Councillor C R Turley)

ALSO PRESENT: Councillors A J Eade (for planning application TWC/2012/0139), G M Green (for planning applications TWC/2012/0498 and TWC/2012/0551) and E J Greenaway (for planning application TWC/2011/0979)

PB-037 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on Wednesday, 12 September 2012 be confirmed and signed by the Chairman.

PB-038 APOLOGIES FOR ABSENCE

Councillor M J Smith and C R Turley

PB-039 DECLARATIONS OF INTEREST

Councillor N A Dugmore declared a non-pecuniary interest in planning application TWC/2012/0139 because he was also a Member of the Parish Council but had not taken part in discussion of the application.

Councillor A A Mackenzie declared a non-pecuniary interest in planning applications TWC/2012/0498 and TWC/2012/0551 because he was also a Member of the Parish Council but had not taken part in discussion of either application.

Councillors G C W Reynolds and B J Thompson each declared a non-pecuniary interest in planning application TWC/2012/0056 because they were both Members of the Town Council but neither had taken part in discussion of the application.

PB-040 ANNOUNCEMENTS

The Chair advised Members that a number of major applications were likely to come before the Board prior to Christmas and, in order to accommodate the workload without causing unduly lengthy meetings, it was anticipated that an additional meeting of the Board would be required.

RESOLVED – that an additional meeting of the Plans Board takes place on Thursday, 29 November 2012 at 6.00pm.

PB-041 DEFERRED/WITHDRAWN APPLICATIONS

Members were advised that planning application TWC/2012/0595 (5 Ainsdale Drive, Priorslee, Telford, Shropshire, TF2 9QJ) had been withdrawn by the applicant.

PB-042 SITE VISITS

The Development Management Manager advised Members that an application relating to proposals for Land to the North of Audley Avenue Newport Shropshire (application reference TWC/2011/0827) was scheduled for consideration at the next meeting of the Plans Board and it would be prudent to undertake a site visit at that location in order to avoid unnecessary delay in determining the application.

RESOLVED – that a site visit take place at 3.30pm on Wednesday, 24 October 2012 in respect of planning application TWC/2011/0827 - Land to the north of Audley Avenue, Newport, Shropshire.

PB-043 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/2012/0056, TWC/2012/0498 and TWC/2012/0551.

- (a) TWC/2011/0979 Land to the north of Grove Road, Overdale, Shropshire, TF3 5AW

This application sought outline approval for residential development for up to 80 dwellings, with all matters bar access reserved for later approval.

Councillor A Hussey, representing Lawley and Overdale Parish Council, spoke against the application on the grounds of highway safety, stability, white land, the proximity of the M54 and noise. He noted comments from West Mercia Police with regard to the potential for crime. He also expressed concerns that the Parish Council was not consulted with regard to the expenditure of Section 106 monies and urged Members to undertake a site visit.

Borough Ward Member, Councillor E J Greenaway, spoke against the application on the grounds of stability of the motorway cutting, impact of the mineshaft, police concerns regarding crime and potential expenditure of Section 106 monies. Councillor Greenaway supported her comments with a set of photographs she had previously submitted. Councillor Greenaway asked that determination of this application be deferred until full investigation reports were completed and received.

The applicant's agent spoke to support the application emphasising that the application was in outline form and the layout provided was illustrative and subject to discussion. He addressed issues regarding white land and green network, access, affordable housing, agreed financial contributions and local and national policy.

The Planning Officer responded to comments received regarding the principle of development at this site particularly with regard to the green network, noise and air quality, national policy, highway safety, safety improvements by way of natural surveillance, and ground stability. She pointed out that following discussions, the Highways Agency were satisfied that development could take place, subject to conditions.

Members welcomed affordable housing provision but expressed considerable concerns regarding stability, the potential for the mineshaft to collapse and the impact on the nearby M54. The Planning Officer reassured Members that the Highways Agency was satisfied with the proposals subject to conditions and that the results of ground investigations would be available at the reserved matters stage. The Assistant Director: Planning Specialist also reminded Members of the Highways Agency's robust role and highlighted the Local Authority's responsibility to give weight to the National Planning Policy Framework. The Majority of Members subsequently considered that this outline application could be supported subject to stringent conditions to address the concerns raised.

RESOLVED – that with regard to planning application TWC/2011/0979 the Development Management Manager be authorised to grant planning permission subject to the applicants entering into a Section 106 agreement to provide 15% affordable housing, £500 per unit towards off site leisure and recreation facilities and £61,302 toward primary leisure facilities; and further subject to the conditions set out in the report and a condition to ensure that appropriate investigations take place to guard against collapse of the mineshaft.

(b) TWC/2012/0056 Land at Dream Car Sale, Leonard Street and Land adjacent to 39 Stafford Road, Oakengates, Telford, Shropshire, TF2 6JW

This proposal sought outline planning permission for residential development with all matters reserved. The proposal included the demolition of existing buildings, the removal or parking/garage and the erection of 14 residential properties with communal and allocated parking, new external works and landscaping, new retaining walls (where required) and new site boundary treatments. An update report was tabled which set out revised contributions for a proposed section 106 agreement.

Members generally welcomed the proposals although some reservation was expressed regarding contaminated land issues and revisions to financial contributions, although the explanation for the latter was accepted.

RESOLVED – that with respect to planning application TWC/2012/0056 planning permission be granted subject to the applicants entering into a Section 106 Agreement to provide financial contributions of £4,500 for recreational facilities in the local area; and further subject to the conditions set out in the update report.

(c) TWC/2012/0138 Hill Farm House, Land adjacent Old Farm Lane, Lilleshall, Newport, Shropshire

Members considered this application for listed building consent to allow conversion to residential dwellings in conjunction with planning application reference TWC/2012/0139.

On being put to the vote it was, by a majority:

RESOLVED – that with respect to planning application TWC/2012/0138 listed building consent be granted subject to the conditions set out in the report.

(d) TWC/2012/0139 Hill Farm House, Land adjacent Old Farm Lane, Lilleshall, Newport, Shropshire

Members considered this proposal alongside planning application reference TWC/2012/0138 which sought listed building consent. This proposal comprised the conversion of barns to form 9 dwellings and the erection of 12 new dwellings (including 6 affordable properties) with associated garaging, parking and access. The proposed development also included the demolition of agricultural buildings.

Councillor A Baker, representing Donnington, Muxton and Lilleshall Parish Council, addressed the Board in support of the proposals which it was believed would visually improve the area and prevent the listed buildings becoming derelict. The Parish Council welcomed the consultation undertaken by the developer and was pleased to see the provision of affordable homes which it was hoped would lead to an increased number of local children attending Lilleshall School and improvement in the local economy. Financial contributions towards the improvement of the village car park were welcomed.

Borough Ward Member, Councillor A J Eade, spoke to oppose the proposals. Whilst he welcomed the quality of design, he considered the layout was inappropriate in relation to the number of dwellings and position. He raised issues of overlooking, key settlement status, housing need and residential amenity. He considered that the proposals were contrary to local policies CS1 and CS7. Councillor Eade acknowledged that the site was currently an eyesore and welcomed the potential to extinguish industrial use at the site, but considered that density and the position of homes along the East boundary would potentially cause problems and urged Members to undertake a site visit.

Mr S Plevin, a local resident, spoke against the proposals which he believed to be contrary to policy; he raised issues regarding housing need, access, highway safety and increased traffic generation, density and overlooking/privacy. He also asked Members to undertake a site visit.

The Applicant, Mr A Sheldon spoke in support of the proposals which had been subject to public consultation. He noted that the buildings were falling into disrepair and considered that the proposals would improve the visual impact in the area, reflecting its character. He spoke with regard to housing need, design quality, density, access, parking, community benefits and meeting National Planning Policy Framework requirements. He noted concerns with overlooking but considered that the lack of windows at the rear of pertinent plots and large gardens alleviated such concerns.

The Planning Officer pointed out that the recommended conditions included a condition that no further window or dormer windows would be allowed in plots H10 and E13. New housing would be set back to protect the current setting and the proposals allowed for the retention of the listed building.

All Members considered that the barns were of sufficient historic and architectural merit to warrant retention, affordable housing was welcomed and the Parish Council's comments with regard to attracting new families to the area in order to boost the local economy and attend the local school were noted along with the community benefits regarding improvements to the Lilleshall Memorial Hall and works to the village car park. Clarification was sought with regard to the conditions requested by the Council's Highways Engineer and it was accepted that the requested conditions were included in the recommendations but now had different numbers. Some Members raised lingering concerns regarding road safety and the proposed layout. Councillor I T W Fletcher proposed, seconded by Councillor N A Dugmore, that determination of this application should be deferred to allow Members to undertake a site visit but, on being put to the vote, this was not agreed.

On being put to the vote it was, by a majority:

RESOLVED – that with respect to planning application TWC/2012/0139 planning permission be granted subject to the applicants entering into a Section 106 Agreement in respect of the specified affordable homes being transferred to an RSL with the tenure noted above, a commuted sum of £12,600 to be payable for improvements towards the upgrading of the nearest community use recreational, the implementation of works to the car park carried out in accordance with planning application reference TWC/2012/0558, and commuted sum of £16,500 to be payable for use by the Parish Council for improvements to Lilleshall Memorial Hall and any other minor works identified within Lilleshall by the Parish Council; and further subject to the conditions set out in the report and with the Development Management Manager authorised to finalise the conditions.

(e) TWC/2012/0498 Land at Madeley Court, Court Street, Madeley, Shropshire, Telford, TF7 5DZ

This was an application for full permission for a proposed new doctor's surgery (including retail space), hot food drive-through takeaway outlet and associated access. The application was one of three submitted in respect of land that was once the former Madeley Court School and Leisure Centre and a Design and Access Masterplan for the whole site had been submitted. An update report was tabled which set out a factual correction to recommended condition 25 referring to the size of the drive through (corrected to no more than 260m²), a change to recommended condition 24 to accommodate the applicant's request for Hours of Operation (including deliveries) to be between 07:00 and 23:00 and also summarised further representations received subsequent to the preparation of the main report

Borough Ward Member, Councillor G M Green, addressed the Board with regard to both application reference TWC/2012/0498 and TWC/2012/0551. She welcomed the principle of development at the site with regard to investment, access to health services and employment but sought clarification with regard to whether S106 monies would be spent in the vicinity where improvement to infrastructure was needed or if monies would be diverted to the Town Centre.

The Planning Officer advised that financial contributions were calculated using a formulaic approach based upon the number of trips discharged on to the highway

and infrastructure improvements would be within the Town Centre area in accordance with planning obligations. Some aspects of more local Highways improvement might be possible as a result of an application for a residential scheme to the north and east of this application site. The comments of Sport England were awaited and a further short period would be afforded to them to respond. The proposals were considered compliant with the National Planning Policy Framework.

Members welcomed the provision of a doctors' surgery at this location. Members also noted concern regarding litter from the proposed drive-through and welcomed a condition to provide additional waste bins. As a result of questioning, the Planning Officer was able to advise that there did not appear to be an intention to stop up the footpath, that fencing behind the drive through would be subject to condition and that landscaping was a reserved matter.

RESOLVED – that with respect to planning application TWC/2012/0498 the Development Management Manager be authorised to grant planning permission subject to:-

- (a) confirmation from Sport England that they do not object to the planning application; and
- (b) the Council as landowner agreeing to provide a Memorandum signed by the Assistant Director Development Business and Housing agreeing that the Council as landowner will pay the contributions (i), (ii), (iii) and (iv) below either upon the sale of any of the development land or upon commencement of the development whichever is the sooner (precise terms to be agreed by the Development Management Service Delivery Manager).
 - (i) the development to provide a contribution of £74,835.91 towards the implementation of the Town Centre Transport Strategy as specified in Chapter 4.6, Transport, of the CTAAP document;
 - (ii) the development to provide a Travel Plan Monitoring contribution of £5,000;
 - (iii) the developer to provide a Planning and Financial Monitoring contribution of £10,000; and
 - (iv) commuted sums of money for the maintenance of the open space and the surface water attenuation feature on site to be agreed prior to development, with payment upon commencement.
- (c) the conditions and informatives set out in the report, including corrections to conditions 24 and 25 as detailed in the update report, and with the Development Management Manager authorised to finalise the conditions and reasons for approval.
- (f) TWC/2012/0551 Land off Parkway, Madeley Court, Madeley, Telford, Shropshire, TF7 5EU

This was an outline application for the erection of a new 1400m² non-food retail unit. Details regarding access and layout had been submitted; details concerning appearance, landscaping and scale were reserved matters for future consideration pending the grant of planning permission. The application was one of three submitted in respect of land that was once the former Madeley Court School and Leisure Centre and a Design and Access Masterplan for the whole site had been submitted. An update report was tabled which summarised further representations received subsequent to the preparation of the main report.

Borough Ward Member, Councillor G M Green addressed the Board to share her concerns regarding this application as detailed above at minute PB-043(e).

RESOLVED – that with respect to planning application TWC/2012/0551 the Development Management Manager be authorised to grant planning permission subject to:-

- (a) confirmation from Sport England that they do not object to the planning application; and
- (b) the Council as landowner agreeing to provide a Memorandum signed by the Assistant Director Development Business and Housing agreeing that the Council as landowner will pay the contributions (i), (ii), (iii) and (iv) below either upon the sale of any of the development land or upon commencement of the development whichever is the sooner (precise terms to be agreed by the Development Management Service Delivery Manager).
 - (i) the development to provide a contribution of £12,182.59 towards the implementation of the Town Centre Transport Strategy as specified in Chapter 4.6, Transport, of the CTAAP document;
 - (ii) the development to provide a Travel Plan Monitoring contribution of £5,000;
 - (iii) the development to provide a Planning and Financial monitoring contribution of £7,500; and
 - (iv) commuted sums of money for the maintenance of the open space and the surface water attenuation feature on site to be agreed prior to development, with payment upon commencement.
- (c) the conditions and informatives set out in the report, with the Development Management Manager authorised to finalise the conditions and reasons for approval.
- (g) W2004/0981 Land to the north of Holyhead Road, and West of Wombridge Way, Ketley, Telford, Shropshire

Members were presented with an application to vary the terms of the Section 106 Agreement currently in place for the Telford Millennium Community in relation to an element of the education contributions negotiated previously.

In response to comments made by Members, the Assistant Director: Planning Specialist explained that the purpose of the revision was to release monies to support the Parish Council to stay in the old school buildings as there was no longer a community facility being built as part of this development. Remaining phases of the development would show a proportional approach to the planning obligations identified.

RESOLVED – that the Development Management Manager be authorised to vary the Section 106 Agreement relating to planning application W2004/0981 to permit the payment of £175,000 to Ketley Parish Council for the purposes of modernising the former Ketley Infant School premises.

The meeting ended at 7.59pm

Chairman:

Date: