

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 16 November 2011 at 6.00pm in the Reception Suite, Civic Offices, Telford, Shropshire

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

ALSO PRESENT: Councillor D G Davies (for planning application TWC/2011/0834)

PB-054 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 26 October 2011 be confirmed and signed by the Chairman

PB-055 APOLOGIES FOR ABSENCE

Councillors J Loveridge and A A Meredith

PB-056 DECLARATIONS OF INTEREST

Councillor N A Dugmore declared a personal interest in planning application TWC/2011/0343.

PB-057 DEFERRED/WITHDRAWN APPLICATIONS

None.

PB-058 SITE VISITS

RESOLVED – that a Site Visit takes place on Wednesday, 14 December 2011 at 3.00pm in respect of planning application TWC/2011/0658 - 53 Newport Road, Edgmond, Newport, Shropshire, TF10 8HG.

PB-059 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Board and fully considered each report and the supplementary information tabled at the meeting regarding planning applications TWC/2011/0343 and TWC/2011/0834.

- (a) TWC/2011/0343 The Coddon Sports & Social Club, Wellington Road, Donnington, Telford, Shropshire, TF2 8AB

This was an outline application relating to the redevelopment of the Coddon Sports and Social Club site, Wellington Road, Donnington, to provide up to 25 houses. Approval was also sought for the access into the site, with all the other matters reserved for subsequent approval at the reserved matters stage. Although this was

only an outline application an indicative masterplan was submitted to illustrate how the site could be laid out.

Miss S Lapsley of the applicant company spoke in support of the application, echoing the detail in the report and highlighting the revision to the masterplan which took into account local views and the significant contribution towards improved or replacement local bowling facilities.

Members generally welcomed the proposals, considering that they would improve the site and welcomed the contribution towards improved or replacement local bowling facilities. However, Members were disappointed at the reduced contribution towards primary education provision and also the reduced level of affordable housing which had resulted from the negotiations.

Members enquired what scope there was to provide a bus shelter at the bus stop outside the adjacent Territorial Army building and, whilst there was no justification to seek a contribution towards this, Officers noted the request for future information.

Members noted that the proposed Bowling Strategy would address the provision of bowling facilities in the borough and requested that the nearby facilities at Wrockwardine Wood be considered within the strategy for expansion or improvement as a result of the contributions.

RESOLVED - that with regard to planning application TWC/2011/0343 the Head of Housing & Planning be authorised to grant planning permission subject to the applicants entering into a Section 106 agreement relating to (a) a contribution of £100,000 towards replacement bowling facilities, (b) a contribution of £12,500 towards primary education facilities, and (c) the provision of 4 affordable dwellings, and further subject to the conditions set out in the update report.

(b) TWC/2011/0474 40 Castle Street, Hadley, Telford, TF1 5RA

This was an outline application for the change of use of 40 Castle Street, Hadley to a hot food takeaway (with living accommodation above and the erection of a single storey rear extension), and the erection of six flats at the rear of the site.

Mr T Wong, the applicant's agent, spoke to support the application, referring to the lengthy discussions with the Planning Authority which had resulted in an amended scheme to accommodate concerns, particularly regarding car parking, highway access and environmental issues. Mr Wong was confident that the proposed extraction system would meet the Council's standards and further considered that the proposals would have a positive impact on the area.

In response to questions, Members received legal advice relating to the provisions for a Section 278 Agreement.

Members expressed concern that the application did not refer to any shelter or fencing for the bin store but were generally pleased to see development of this site which had become an eyesore.

RESOLVED - that with respect to planning application TWC/2011/0474 planning permission be granted subject to the conditions as set out in the report and an additional condition to fence the proposed bin store to be imposed within either the outline consent or a reserved matters approval.

- (c) TWC/2011/0658 53, Newport Road, Edgmond, Newport, Shropshire, TF10 8HG

RESOLVED - that determination of planning application TWC/2011/0658 be deferred to allow the Board Members to make a Site Visit.

- (d) TWC/2011/0719 Burnt Hall Lodge, Burnt Hall Lane, Madeley, Telford, Shropshire, TF7 5ER

This application sought planning permission for the erection of a single storey self-contained dwelling to replace the existing garage at the rear of Burnt Hall Lodge. It was to be used as an integral part of the existing dwelling house (Burnt Hall Lodge) and would be occupied by members of the Applicant's extended family.

Members were generally amenable to this application but were concerned to ensure that sub-division of the property did not occur in the future and supported the imposition of a restrictive condition and legal agreement in this regard.

RESOLVED - that with regard to planning application TWC/2011/0719 the Head of Housing & Planning be authorised to grant planning permission subject to the applicants entering into a Section 106 agreement that the development shall be retained as ancillary accommodation to the main dwelling and not sold as a separate unit or let as a separate unit, and further subject to the conditions set out in the report.

- (e) TWC/2011/0804 Crudgington Primary School, Cold Hatton, Telford, Shropshire, TF6 6JF

This was a retrospective application by the Council for the siting of a replacement boiler room building at Crudgington Primary School. The building contained a 'BioMass' boiler and integral fuel store. The application was retrospective as the boiler room had been installed within the school grounds. Following replacement of the existing oil-fired boilers. Full details were set out in the report.

RESOLVED - that with respect to planning application TWC/2011/0804 planning permission be granted subject to the conditions as set out in the report.

- (f) TWC/2011/0824 Traffic Roundabout, Colliers Way, Telford, Shropshire, TF3 4PA

This was a proposal to display three non-illuminated advertisement signs on the traffic roundabout at Colliers Way, adjacent to the Forge Retail Park in Telford.

RESOLVED - that with respect to planning application TWC/2011/0824 advertisement consent be granted subject to the conditions as set out in the report.

(g) TWC/2011/0834 Plowmans, Dale Road, Coalbrookdale, Telford, Shropshire, TF8 7DT

This was a proposal to erect a detached garage on the frontage of the property, and retrospective permission was sought for the installation of replacement upvc windows to the dwelling. The application was a resubmission of a similar application (Ref: TWC/2010/0725) which was refused under delegated powers in February 2011. A planning appeal had been made against the previous refusal, however the Planning Inspectorate determined that the appeal was invalid because a Design and Access Statement was not submitted as part of the original application.

Councillor D G Davies spoke as Ward Councillor noting that there were two main issues addressed by this application, the replacement uPVC windows and the flood risk presented by the proposed garage. With regard to the uPVC windows, he noted that they replaced windows of a similar design and claimed that there was no evidence that wooden windows were the norm and that they represented no impact on the street scene. By way of compromise, he indicated that the applicant was willing to change the colour of the window frames. With regard to the proposed garage, Councillor Davies raised valid neighbour concerns regarding the flood risk which the Applicant contended was presented by the River Severn rather than the Coal Brook. He also noted neighbour concerns regarding traffic congestion which may ensue from the tight turning and access into the proposed garage.

Mr S Graham, a local resident, spoke against the application on the basis that the proposed garage would compound the flood risk to his own and neighbouring properties. He referred to extensive damage which had been caused to these properties following a major flood from the Coal Brook in June 2007 and the Chair allowed the circulation of photographs to illustrate the extent of the damage.

The Planning Officer detailed the drainage works within the area which had been undertaken since the flooding in 2007 and indicated that there were no objections to the proposals from the Council's drainage engineer or the Environmental Agency. Both parties were experts and this, therefore, had to be taken into account during consideration of the application. However, the Planning Officer contended that the prominent siting of the proposed garage did not serve to preserve or enhance the Ironbridge World Heritage Site. Similarly, with regard to the installation of uPVC windows, the Planning Officer referred to the Article 4 Direction which had been put in place to protect the character of the World heritage Site and Conservation Area. Whilst other properties benefited from the installation of uPVC windows, these had been installed prior to the Article 4 Direction or without consent and did not, therefore, set a precedent for approval.

The Head of Housing and Planning emphasised the importance of preserving the World Heritage Site, which was of significant economic importance to the Borough. Upon questioning, he also explained the background to using this application as a test case if the applicant lodged an appeal.

Members noted that the site was located in flood risk zone 2, classed as less vulnerable, and therefore suitable for this proposed development. Nevertheless, Members were concerned by the flood risk, considered that the proposed garage would be detrimental to the attractiveness of the area and were also concerned that allowing the installation of the uPVC windows would set a precedent. Members, therefore, considered that the attractiveness and preservation of the World Heritage Site was of paramount importance and that the proposals would be visually intrusive.

RESOLVED - that planning application TWC/2011/834 be refused for the following reasons:-

- (a) **The Local Planning Authority considers that the proposed garage represents an unacceptable development by reason of its siting and appearance forward of the house and adjacent to the highway where the building would be a visually intrusive element in the street scene, detrimental to the character and amenity of the surrounding area in this part of Dale Road. Therefore the development would neither preserve nor enhance the character or appearance of the Severn Gorge Conservation Area or the Ironbridge World Heritage Site. Accordingly the proposal is contrary to Policy CS14 in the LDF Core Strategy, “saved” Policies UD2, SG1 and HE3 of the Wrekin Local Plan and national guidance contained in PPS5.**
- (b) **The Local Planning Authority seeks to control the installation of replacement windows in the World Heritage Site, in the interests of protecting the special historical character of the area. The Local Planning Authority considers that the upvc windows installed in the dwelling are of an unacceptable design and appearance which fail to enhance the dwelling and therefore neither preserve nor enhance the character or appearance of the Severn Gorge Conservation Area or the Ironbridge World Heritage Site. Accordingly, the alterations are contrary to the objectives of Policy CS14 in the LDF Core Strategy, “saved” Policies UD2, SG1 and HE3 of the Wrekin Local Plan and national guidance contained in PPS5.**

(h) TWC/2011/0864 12 Church Croft, Lawley Village, Shropshire, TF4 2FJ

This application from an elected member related to the erection of a conservatory to the rear of the property measuring 4m x 3.3 and 3m in height. The structure was to be constructed using matching facing bricks and beige coloured upvc.

Members noted that the only reason this application was before Board was that it had been made by an elected member.

RESOLVED - that with respect to planning application TWC/2011/0864 planning permission be granted subject to the conditions as set out in the report.

PB-060 URGENCY RESOLUTION – SECTION 100B(4), LOCAL GOVERNMENT ACT 1972

The Chairman of the meeting made the following statement:

“I am of the opinion that the following items of business should be dealt with as a matter of urgency at this meeting to avoid any unnecessary delay.”

PB-061 PLANNING APPLICATION TWC/2011/0815 - ST GEORGES C OF E PRIMARY SCHOOL, LONDON ROAD, ST GEORGES, TELFORD, SHROPSHIRE, TF2 9LJ

This was a Council application for the erection of one new permanent classroom block to replace the existing two timber demountable structures. The proposed building, to be constructed of brickwork with a duo-pitch roof with concrete interlocking tiles and including triple glazed windows, would be located at the rear of the main school building to provide three classrooms. The new building was proposed adjacent to the existing demountables, located closer to the main sports field on land that was grassed and formed part of the periphery of the playing fields.

The Planning Officer explained that liaison with Sport England was continuing in an attempt to resolve their objections.

RESOLVED – that the Local Planning Authority is minded to grant planning permission and subject to Sport England withdrawing their objection with regard to the loss of an area of the sports pitch, delegated authority is given to the Head of Housing & Planning to grant planning permission subject to the conditions set out in the report. However, in the event of Sport England not withdrawing their objection, then the application will be referred to the Secretary of State with a recommendation to grant planning consent.

The meeting ended at 7.04 pm

Chairman:

Date: