

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 14 December 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 and C R Turley

PB-062 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on Wednesday, 16 November 2011 be confirmed and signed by the Chairman.

PB-063 APOLOGIES FOR ABSENCE

Councillors J Loveridge and A A Meredith

PB-064 DECLARATIONS OF INTEREST

None.

PB-065 DEFERRED/WITHDRAWN APPLICATIONS

None.

PB-066 SITE VISITS

None.

PB-067 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/2011/0658 - 53 Newport Road, Edgmond, Newport, Shropshire, TF10 8HG

This application had been deferred at the meeting of the Plans Board on 16 November 2011 to enable Members to undertake a site visit. The application was for the erection of a single storey rear extension to a semi detached bungalow and all details were set out in the report.

Councillor R Higginson, Vice-Chair at Edgmond Parish Council, spoke in opposition to the application focussing on the size of the development, loss of light to the neighbouring property and a breach of the 45° rule. Councillor Higginson also argued that the recent rental history of the property presented concerns regarding the potential for student accommodation and the probable loss of affordable housing in the locality.

Ms L Blagden, a local resident, expressed her opposition to the proposals specifically regarding loss of light, breach of the 45° rule and the possible availability of the property for rent to increasing numbers of tenants which would impact upon highway use and traffic safety.

The Applicant, Mrs R Snaith, addressed the Board asserting that the property was intended to be a retirement home for the applicant and the extension was intended to create living space. During discussions with the architects, the applicant had been considerate of neighbours and hoped that when the applicant occupied the property it would be possible to tidy the appearance and landscape the garden.

The Planning Officer explained the significance of the 45° rule to the Board Members who noted that the rule was a guideline and not set in legislation. Members considered whether a condition could be included to ensure the extension was not used for a bedroom but noted that this would not be appropriate in the circumstances. Members were also mindful of the larger units which could be erected on the land within permitted development.

RESOLVED – that with respect to planning application TWC/2011/0658 planning permission be granted subject to the conditions as set out in the report.

(b) TWC/2011/0764 - The Priorslee, Priorslee, Telford, Shropshire, TF2 9SW

This was a retrospective application seeking consent to display 14 advertisements on and around the Priorslee Public House off Priorslee Avenue in Priorslee. All the signs were direct replacements for ones which were approved in 2006 and 2007 and which were displayed in and around the site until early in 2011. Full details of the signs were set out in the report and photographs were displayed.

Councillor I T W Fletcher, Ward Member, had requested that the application be determined by the Plans Board. Councillor Fletcher addressed the Board in opposition to the application expressing his dismay that this was a retrospective application although he was appreciative of the enforcement action which had taken place that had resulted in the original, larger, sign being taken down. The large sign on Priorslee Avenue in particular caused particular visual intrusion due to its garish colour scheme, and he believed it had a detrimental impact.

Members were disappointed that the applicant had erected the signs without planning permission but the majority of Members did not consider them visually intrusive and did not believe there were grounds to refuse the application. However, the Head of Housing and Planning agreed to clarify with colleagues in the Property Unit as to whether the land was in fact Council owned and whether consent had been given to erection of signs on Council owned land.

RESOLVED – that with respect to planning application TWC/2011/0764, subject to two free-standing signs being relocated outside the adopted highway, the Head of Housing & Planning be authorised to grant advertisement consent subject to the conditions set out in the report.

- (c) TWC/2011/0811 - Greenfields Farm, Brockton, Newport, Shropshire, TF10 9EP

The application site (Greenfields Farm) was also known as Warner's Roses and consisted of a rose business and farm with a single storey dwelling and several timber and block outbuildings, a glass house, garaging and a Dutch barn. It was proposed to move the rose business to Devon and erect 14 no. near zero-carbon footprint age-restricted dwellings (8 x 2 bedroomed houses, 2 x 3 bedroomed houses and 4 x 3 bedroomed flats) and 14 garages (with a practice bowling green on the roof) to include 4no. affordable dwellings together with associated gardens/allotments and 14 gardening sheds, a bin buggy storage, bin store, 7 visitor spaces and the erection of 1no. double garage to be used in conjunction with the existing dwelling and improvements to the existing access. Full details of the proposals were set out in the report.

Members considered that this was not an appropriate site for the proposed development and also raised concerns regarding highways and flooding.

RESOLVED – that planning application TWC/2011/0811 be refused for the following reasons:-

- (a) **The Local Planning Authority considers that the erection of 14 additional dwellings on this highly unsustainable site is unacceptable as it is outside the settlements of High Ercall, Tibberton and Waters Upton. Furthermore, no information has been received to demonstrate that there are material considerations to justify this proposal as an exception to general housing policy. Accordingly, the proposal is contrary to “saved” policies H10 and H24 of the adopted Wrekin local Plan 1995-2006 and policies CS1 and CS7 of the Local Development Framework Core Strategy, 2007 and national guidance contained within PPS1, PPS3 and PPS7.**
- (b) **The Local Planning Authority considers that the proposed development has the appearance of a modern housing scheme more suited to the urban area. Therefore, the proposed development fails to respect or relate positively to its context and fails to enhance the quality of the local environment through high quality and, appropriate and distinctive design. Accordingly, the proposal is contrary to “saved” policies UD2 of the adopted Wrekin local Plan 1995-2006 and policy CS15 of the Local Development Framework Core Strategy, 2007 and national guidance contained within PPS1 and PPS3.**
- (c) **The Local Planning Authority considers that proposal to erect 14 new dwellings in the open countryside would exceed the maximum housing numbers permitted in the rural area and undermine the Core Strategy approach. Accordingly, the proposal is deemed contrary to policy CS1 of the Local Development Framework Core Strategy, 2007.**

- (d) **The Local Planning Authority considers that insufficient information has been submitted to demonstrate that the trees and any protected species on the site will not be adversely affected by the proposed development. Accordingly, the proposal is deemed contrary to “saved” policy OL11 of the adopted Wrekin local Plan 1995-2006, policy CS12 of the Local Development Framework Core Strategy, 2007 and national guidance contained within PPS9.**

(d) TWC/2011/0894 - Station House, Barkers Court, Madeley, Telford, Shropshire, TF7 5AL

This was a Council application which sought planning permission for the change of use of a Day Service Resources Centre to create a single residential dwelling with associated landscaping. The proposals were set out in full in the report.

RESOLVED – that with respect to planning application TWC/2011/0894 planning permission be granted subject to the conditions as set out in the report.

PB-068 ANNOUNCEMENTS

The Chair made a number of announcements:-

- (a) An additional meeting of the Plans Board had been arranged to take place at 6.00pm on Tuesday, 10 January 2012 in the Reception Suite;
- (b) The meeting on 15 February 2012 had been moved to 22 February 2012; and
- (c) Members were reminded of the guidance which should be followed regarding site visits to ensure transparency and fairness. The Chair raised particular concerns regarding informal site visits and requested Members to avoid any informal site visits and make every effort to attend officer-organised formal site visits. He also reminded Board Members to demonstrate an open-mind if they became subject to lobbying regarding planning applications. Details of the site visits for the major planning applications in Newport would be disseminated as soon as arrangements had been made.

The meeting ended at 6.51pm

Chairman:

Date: