

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 18 January 2012 at 6.00pm in the Reception Suite, Civic Offices, Telford, Shropshire

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

ALSO PRESENT: Councillor C F Smith (for planning application TWC/2011/1083)

PB-074 APOLOGIES FOR ABSENCE

Councillor J Loveridge

PB-075 DECLARATIONS OF INTEREST

Councillor K R Guy declared a personal and prejudicial interest in planning application TWC/2011/0985 and indicated that he would leave the room during determination thereof.

Councillor S A W Reynolds declared a personal interest in planning application TWC/2011/1083 as she was one of the Borough Ward Members.

PB-076 DEFERRED/WITHDRAWN APPLICATIONS

RESOLVED – that planning application TWC/2011/1087 be withdrawn and that planning application TWC/2011/0816 be withdrawn for consideration at a later date.

PB-077 SITE VISITS

None.

PB-078 TREE PRESERVATION ORDER 2011

The report of the Head of Governance informed the Board that on 9 August 2011 a provisional Tree Preservation Order was made in respect of one Lime Tree located on land at Woodside Local Centre, Park Lane, Woodside and identified as T1 on the map appended to the report. A letter of objection had been received from the landowner where the Lime Tree was situated. A copy of the objection letter was appended to the report, together with the Trees and Woodlands Officer's response.

Members noted that the scheme of development on the land had been revised to accommodate the location of the tree and that this had resulted in the landowner seeking for the lapse of the Order. Members noted that the Trees and Woodlands Officer believed the tree to be a healthy, well-established specimen and, in the circumstances of impending development, Members were supportive of the Tree Preservation Order.

RESOLVED – that the Borough of Telford & Wrekin (Land at Woodside Local Centre, Park Lane, Woodside, Telford) Tree Preservation Order 2011 be confirmed without modification

PB-079 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/2011/0949, TWC/2011/0951, TWC/2011/0953 and TWC/2011/1083.

- (a) TWC/2011/0878 Faccenda Factory, Hortonwood 60, Hortonwood, Telford, Shropshire

This was a full application for the erection of a 13,490 sqm extension to the existing 6258sqm factory at Hortonwood 60, including additional office and factory space, plant rooms, parking, improved HGV circulation routes, electricity output for refrigerated lorries, acoustic fencing and landscaping. The main report set out full details of the application.

The Applicant's Agent, Mr P Brown, spoke in support of the application, drawing attention to the related economic and environmental benefits.

Members welcomed the application and, following clarification regarding the recent Tree Preservation Order, were fully supportive of the proposals.

RESOLVED – that with respect to planning application TWC/2011/0878 planning permission be granted subject to the conditions as set out in the report.

- (b) TWC/2011/0949 Gladstone House, Hadley, Telford, Shropshire, TF1 5NF

This was a Council application which sought outline planning permission to erect 24 dwellings to replace the units lost in the demolition of Gladstone House and replacement commercial premises as detailed in full application TWC/2011/0953. All matters except access were reserved for future determination. The proposals were fully detailed in the main report and were considered in conjunction with application reference TWC/2011/0953. Issues regarding the potential for noise pollution were addressed in the update report.

Members expressed disappointment that the proposals did not include provision for affordable housing. However, Members welcomed the review mechanism to reconsider the issue of affordable housing at regular intervals over the course of the phased development since this presented the opportunity to change the level of provision if any improvements in the market or other financial changes occurred. The first review would take place in three years and then every two years until the commencement of works.

RESOLVED – that subject to receiving a satisfactory memo from the Head of Asset and Property dealing with financial contributions for education, leisure and monitoring and fees and acknowledging the affordable housing position to authorise the Head of Housing and Planning to grant outline planning permission subject to the conditions set out in the report and an additional noise condition as detailed in the update report.

(Councillor L A Murray was absent from the room during determination of the following application.)

- (c) TWC/2011/0951 Former Toybox Creche, Southwater Way, Telford Town Centre, Telford, Shropshire, TF3 4HS

This proposal included the demolition of the existing building which was formerly used as a children's crèche followed by the erection of a 698 sqm retail unit (use class A1). The proposal included the reconfiguration of car parking spaces in the adjacent car park (Brown Elm) and demotion of the existing canopy to shopping centre entrance and remedial works following removal. The proposals were fully detailed in the main report and the update report set out the position relating to hard and soft landscaping design details.

Members generally welcomed the improvement to the site that this proposal represented.

RESOLVED – that with respect to planning application TWC/2011/0951 the Head of Housing & Planning be authorised to grant planning permission subject to the applicants entering into a Section 106 Agreement for financial contributions of £12182.59 for highways improvements, £1000 for off site cycle provision, £750 for travel plan monitoring and £1000 for planning and financial monitoring and further subject to the conditions as set out in the update report.

- (d) TWC/2011/0953 Gladstone House, Hadley, Telford, Shropshire, TF1 5NF

This was a Council application for the redevelopment of Hadley District Centre to include the erection of a new foodstore (371sqm) use class A1, 8 other shop units a mix of A1, A2, A3 and A5 uses, a vets use class D1 and creation of 70 car parking space and associated infrastructure, landscaping and public realm following demolition of existing structures, including 24 residential properties. The proposals, which were detailed in the main report and supplemented by an update giving information from the applicant regarding the maintenance and management of the district centre, were part of a wider scheme. There was a separate application for replacement residential units (TWC/2011/0949), which was considered in conjunction with this application.

Members sought clarification of the phasing for the scheme and how this would affect local businesses, particularly the veterinary surgery. The Head of Housing and Planning agreed to consult with colleagues to ensure that local businesses were given the correct information regarding provision for the retention of their business activities during development.

RESOLVED – that with respect to planning application TWC/2011/0953 planning permission be granted subject to the conditions as set out in the update report.

(In accordance with his declaration of interest Councillor K R Guy left the room during determination of the following application.)

- (e) TWC/2011/0985 Rough Park House, Woodside Avenue, Woodside, Telford, Shropshire, TF7 5PG

This proposal sought outline planning consent for the erection of a new sheltered housing development. The indicative proposals included the conversion of the existing Grade II Listed Building house with two large 3 storey wings to be erected either side, connected to the main house by single storey extensions. The main report detailed the proposals in full together with details of the objections received during consultation.

During the debate, Members received a verbal report of the Compulsory Purchase Order process and the repair works completed by the applicant to date.

Members expressed concern that insufficient information was available regarding this application and, more importantly, that the design was not aesthetically pleasing and did not take account of the significance of the Listed Building to the heritage of the area. Therefore, Members did not feel that they could support the proposals.

RESOLVED – that planning application TWC/2011/0985 be refused on the following grounds:

- (a) The Local Planning Authority considers that insufficient details have been provided to enable the Local Planning Authority to fully consider the full implications of the proposed development on Rough Park House, a Grade II Listed Building; these details include existing elevations, sectional drawings, areas of demolition and internal alterations. Furthermore insufficient justification has been given to the significance of the proposed works on the Listed Building and its setting. Consequently the proposal is contrary to policies saved in the Wrekin Local Plan HE15, HE16, Core Strategy CS14 and national guidance PPS5.**
- (b) The Local Planning Authority considers that the proposed development will have an overbearing impact on the Listed Building, by virtue of its design, scale, mass, materials and detailing. The proposal also fails to provide a positive contribution to the sense of local distinctiveness nor sustain or enhance the character of the Listed Building or its setting. Accordingly the proposal fails to address policies saved in the Wrekin Local Plan H6, UD2 HE16, Core Strategy CS14, CS15 and national guidance PPS5.**
- (c) The Local Planning Authority considers that the proposed application has been inadequately justified against the significant harm caused to the Listed Building and its setting. Accordingly it is considered that the proposal has failed to meet the objectives contained within national guidance PPS5, saved local plan policy HE16, and Core Strategy policy CS14.**
- (d) The Local Planning Authority considers that inadequate information has been submitted to support this Sheltered Housing scheme to ensure this development is appropriate in this location. Furthermore the proposal offers limited communal facilities to the detriment of proposed residential amenities. Consequently the proposal is contrary to saved local plan policies H6 and national guidance PPS3.**

- (f) TWC/2011/0997 Stoney Hill Field, Ironbridge Bypass, Coalbrookdale, Telford, Shropshire, TF4 3QE

This was a Council proposal to construct a new park and ride facility encompassing the current Gorge Connect service, incorporating 250 car parking spaces (including 16 disabled spaces) and welfare facilities (Gorge Connect Park and Ride). Full details of the proposal were set out in the report.

Members noted the revised hours of operation being 0800-1900 from Monday to Friday as well as at weekends, during summer school holiday periods, special events and bank holidays.

RESOLVED – that with respect to planning application TWC/2011/0997 planning permission be granted subject to the conditions as set out in the report.

- (g) TWC/2011/1083 Highway Verge, Gibbons Road, Trench, Telford, Shropshire

This was an application for a determination as to whether prior approval would be required in relation to the siting and appearance of a 12.5 metre high slim line telecommunications monopole along Gibbons Road in Trench, with a new equipment cabinet at its base. Full details of the application were set out in the report.

Councillor C F Smith, Borough Ward Member, had submitted objections to the proposal which were outlined in the update report together with details of other objections including those of the local MP and the Parish Council. The update report also gave details of 11 letters/emails from local residents, a 24 signature petition and an additional 102 duplicate letters of objection.

Councillor C F Smith spoke to oppose the application, pointing out that the proposed site was in close proximity to both a school playing field and an infants school, he considered that the size of the equipment cabinet would have a detrimental visual effect on the street scene which, other than lamp posts, was largely devoid of street furniture. He further considered that the size of the equipment cabinet would obstruct the pathway when it was open and this could impede young pedestrians along the safe route to school.

Mrs L Bailey, a local resident, also spoke in opposition to the application on amenity grounds, the impact upon local wildlife (particularly buzzards) and also the potential health risks to future generations.

Members were mindful that whilst there was much public concern regarding the possible adverse health impacts of telecommunication development, consideration of this application should follow the advice given in PPG8, paragraph 98, which detailed the Government's view that the planning system was not the place for determining health safeguards. Subsequent to this, the main report confirmed that the requisite ICNIRP certificate had been submitted with the application which confirmed that the site and the proposed emissions would comply with the appropriate guidelines.

The Chairman referred to the last meeting of the Board and asked whether a letter had been drafted to the government regarding the consideration of health issues in the planning process. The Head of Housing and Planning advised that the letter would not

be finalised without input from the Chairman to confirm that it appropriately reflected the views of the Board.

The Chairman reminded Members that the decision whether to give or refuse prior approval had to be based on the siting and appearance of the installation and he further commented to Members that whilst it was necessary to adopt a consistent approach, it was equally imperative to consider each application on its own merits.

Several Members expressed concerns that this proposed site was in a predominantly residential street setting and, unlike other residential sites where prior approval had been given in the past, in this case there was little other street furniture or trees to offset its presence. In addition, several Members had concerns regarding the size of the equipment cabinet which could obstruct this particular pathway which had been identified as forming part of the safe route to school. The site was also in close proximity to a school field and Members familiar with the area considered that there were other more suitable locations available.

Following the debate on the application, the majority of Members were minded not to support the officer recommendation and it was, therefore, proposed and seconded that prior approval not be given.

DETERMINATION:

The Local Planning Authority considered that the proposed 12.5 metre high slim line telecommunications monopole and its equipment would be unacceptable by reason of being visually intrusive in this location and alternative sites had not been fully explored. Members had particular concerns about the cabinet style equipment blocking the footpath. Prior approval was therefore not given.

The meeting ended at 7.20pm

Chairman:

Date: