

## **PLANS BOARD**

### **Minutes of a meeting of the Plans Board held on Wednesday, 22 February 2012 at 6.00pm in the Reception Suite, Civic Offices, Telford, Shropshire**

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

#### **PB-080      MINUTES**

**RESOLVED** – that the minutes of the meetings of the Plans Board held on 10 January 2012 and 18 January 2012 be confirmed and signed by the Chairman.

#### **PB-081      APOLOGIES FOR ABSENCE**

Councillor R T Kiernan

#### **PB-082      DECLARATIONS OF INTEREST**

None

#### **PB-083      DEFERRED/WITHDRAWN APPLICATIONS**

**RESOLVED** – that planning application TWC/2011/0984 be withdrawn.

#### **PB-084      SITE VISITS**

**RESOLVED** – that the following applications be deferred for Site Visits to take place on Wednesday, 7 March 2012:

3.30pm – TWC/2011/0746 – Riverview, 27 Stars Lane, Cold Hatton, Telford, Shropshire, TF6 6PZ; and

4.15pm – TWC/2011/1090 – Ironstone Square, Lawley, Telford, Shropshire

#### **PB-085      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/2011/0690, TWC/2011/0746, TWC/2011/0884 and TWC/2011/1090. Members also received a copy of the Planning Inspector's Appeal Decision relating to planning application TWC/2010/0688 which had been omitted from the main report.

(a)            TWC/2010/0111 Former Ibstock Brickworks, Brick Kiln Bank, Lightmoor, Telford, Shropshire, TF7 5LH

This was an application for an extension of time under Section 73 for the erection of approximately 100 dwellings, associated works and access.

Members were extremely disappointed at the demolition of the chimney and, to compensate for this, were keen that any replacement public art should reflect the former use of the site. Members were also concerned regarding the walking distance and access to the closest schools and were advised that these were issues addressed during the previous determination. Councillor K R Guy advised that Woodside Regeneration Committee had been involved in the development of a walking bus which could be recommended to extend to this estate. The majority of Members were, therefore, satisfied with the proposals.

**RESOLVED** – that with respect to planning application TWC/2010/0111 the Assistant Director: Planning Specialist be authorised to grant planning permission subject to the applicants entering into a Section 106 Agreement for planning contributions as previously agreed plus an additional £25,000 toward public art reflecting the heritage of the site and further subject to the conditions as set out in the original permission.

(b) TWC/2010/0620 Doseley Works, Doseley, Telford, Shropshire, TF4 3BX

This was a request for a deed of variation to alter the affordable housing obligations by dwelling type and tenure.

Members were pleased that no change to the overall provision of affordable housing was proposed and were, therefore, content with the proposed variation.

**RESOLVED** – that with respect to planning application TWC/2010/00620 the Assistant Director: Planning Specialist be authorised to vary the existing Section 106 Agreement to amend the tenure type from 8 no. to 9 no. social rented units and from 6 no. to 5 no. shared ownership units respectively in line with the dwelling mix as set out in the report.

(c) TWC/2010/0688 Land Adjacent to, 53 Maslan Crescent, Tibberton, Shropshire, TF10 8PB

This application for a 4 bedroomed dwelling was deferred at Plans Board on 1 June 2011 to allow the agent to reduce the footprint of the proposed dwelling.

Outline planning permission for a 3 bedroomed dwelling on the site had previously been approved by the Planning Inspector in 2009 and, therefore, the principle of a dwelling on the site had already been established. The dimensions shown on the indicative block plan approved by the Planning Inspector were a footprint measuring 6.5m x 9.0m and a ridge height of approximately 7.5m. The proposed dwelling as now amended had a footprint of 6.23m x 8.32m (having an internal arrangement comprising 4 bedrooms; 2 of which were double and 2 single), and was smaller than the 3 bedroomed dwelling which was previously approved by the Planning Inspector.

The Majority of Members were satisfied that the number of rooms did not impact on the external footprint and, referring to the Appeal Decision, considered the proposal to be appropriate in terms of siting, design and scale.

**RESOLVED** – that with respect to planning application TWC/2010/0688 planning permission be granted subject to the conditions as set out in the report.

- (d) TWC/2011/0642 The Croft, Sunnyside Road, Ketley Bank, Telford, Shropshire, TF2 0AA

This application related to the erection of a detached house on land adjoining The Croft, Sunnyside Road, Ketley Bank.

Ketley and Oakengates Parish Council had requested that the application be determined by the Plans Board.

The Applicant spoke in support of his application to address concerns regarding the felling of trees and erection of fencing which had been raised by neighbours and also commented upon the vehicular access.

Members were concerned by the visual impact of the current fencing but sympathetic to the reasons for its erection and were satisfied that it would be replaced as part of the proposals.

**RESOLVED** – that with respect to planning application TWC/2011/0642 planning permission be granted subject to the conditions as set out in the report but including reference to hedge planting in the landscape condition.

- (e) TWC/2011/0690 Gwenlas, Walcot, Shropshire, TF6 5ER

This application sought planning permission to demolish the existing 3 bedroom property and erect a detached 6 bedroom dwelling and detached triple garage with accommodation above. An update report was submitted to the Board outlining the comments of the Highways Engineer.

Members were concerned regarding the potential future use of the proposed garage as a separate business unit and were advised that this was to be controlled through conditions as set out in the original report.

**RESOLVED** – that with respect to planning application TWC/2011/0690 the Assistant Director: Planning Specialist be authorised to grant planning permission subject to the applicants entering into a Section 106 Agreement to ensure that the original dwelling is demolished and the garage is not used as a separate residential unit and further subject to the conditions set out in the update report.

- (f) TWC/2011/0712 The Valley Hotel, Buildwas Road, Ironbridge, Telford, Shropshire, TF8 7DW

This was a proposal for the erection of a 27 bed extension linked to the main hotel, restaurant extension, and staffroom and workshop area.

The application was considered in conjunction with application reference TWC/2011/0713.

Mr W Smart, Highways Consultant for Morgan Tucker Ltd on behalf of the Applicant spoke to address concerns regarding access and highway safety. Mr Castle then also spoke on behalf of the Applicant in favour of the application primarily regarding economic benefits to the World Heritage Site.

Members broadly welcomed the application but some concerns were raised about the appearance of the proposed materials, lack of car parking and “Y” distance visibility splay at the access

The Planning Officer gave a visual demonstration of the access and the potential views of the proposed building from the road and also referred to the Car Parking Study which had been undertaken that concluded that current provision was under utilised. Members also raised concerns with regard to the lighting of the route from the Dale End Car Park. Members were, therefore, of the opinion that the benefits of the proposed development to the local economy and the viability of the hotel in the World Heritage Site, outweighed these concerns.

**RESOLVED** – that with respect to planning application TWC/2011/0712 planning permission be granted subject to the conditions as set out in the report.

(g) TWC/2011/0713 The Valley Hotel, Buildwas Road, Ironbridge, Telford, Shropshire, TF8 7DW

This application sought listed building consent for erection of a 27 bed extension linked to the main hotel, restaurant extension, and staffroom and workshop area.

The application was considered in conjunction with application reference TWC/2011/0712 above.

**RESOLVED** – that with respect to planning application TWC/2011/0713 listed building consent be granted subject to the conditions as set out in the report.

(h) TWC/2011/0746 Riverview, 27 Stars Lane, Cold Hatton, Telford, Shropshire, TF6 6PZ

This application sought planning permission for the erection of a 4-bedroomed two-storey detached dwelling and detached garage with games room above following demolition of the existing modern bungalow, Riverview. An update report was submitted with revised plans.

Waters Upton Parish Council had requested that the application be determined by the Plans Board.

Ms K Baker, representing Waters Upton Parish Council, spoke in opposition to the application, drawing attention to concerns regarding the size, height and position of

the proposal, the impact upon drainage and reduction in light to neighbouring properties. Ms Baker suggested that Members undertake a site visit.

Members considered that a site visit would provide some context to the scale and design of the proposals.

**RESOLVED** – that determination of planning application TWC/2011/0746 be deferred to allow the Board Members to make a Site Visit.

- (i) TWC/2011/0884 Walker Institute, Hartsbridge Road, Oakengates, Telford, Shropshire, TF2 6BA

This was a full application for the retention and conversion of the existing principle Walker Institute building formerly known as Telford College of Arts and Technology to create 14 two & three bedroomed residential apartments and associated amenities, including an indoor gym and pool, residents parking and amenity space to the rear and visitor parking and soft landscaping to the fore. The existing wall to the front of the site was to be removed to open up the site and provide views of this impressive building. An update report was submitted with amended drawings enlarging the visitor parking spaces at the front of the building.

This application was considered in conjunction with planning application reference TWC/2011/1037.

Members were delighted with the proposed retention of the Walker Institute building and welcomed proposals to bring this popular building back into meaningful use.

**RESOLVED** – that with respect to planning application TWC/2011/0884 the Assistant Director: Planning Specialist be authorised to grant planning permission subject to the applicants entering into a Section 106 Agreement for financial contributions of £8,400 for recreational facilities at Hartshill Park and further subject to the conditions set out in the report.

- (j) TWC/2011/0971 Unit 1, Fitchett (Redland) Industrial , Station Hill, St Georges, Telford, Shropshire, TF2 9JX

This was an application seeking retrospective planning permission for change of use of this light industrial building and its site to a car sales and repair workshop. Consent was also sought for the hours of operation for the car sales area/office between 09:00 and 18:00 Mondays to Fridays, between 09:00 – 17:00 on Saturdays and between 11:00- 16:00 on Sundays in addition to hours of operation at the workshop Mondays to Fridays between 09:00 – 18:00 (remaining closed Saturdays and Sundays).

St Georges and Priorslee Parish Council had requested that the application be determined by the Plans Board.

Members were broadly satisfied with this retrospective application subject to a specific stipulation in the hours condition that the car workshop shall not open on Saturdays, Sundays or bank holidays.

**RESOLVED** – that with respect to planning application TWC/2011/0971 planning permission be granted subject to the conditions as set out in the report and a stipulation in the hours condition that the Car Workshop be closed on Saturdays, Sundays and Bank Holidays.

(k) TWC/2011/1037 The Walker Institute, Hartsbridge Road, Oakengates, Telford, Shropshire, TF2 6BA

This application related to the erection of 14 detached dwellings within the grounds of the former Walker Institute Building, known as the Telford College of Arts and Technology.

In conjunction with planning application reference TWC/2011/1037, Members welcomed proposals to bring this site into use.

**RESOLVED** – that with respect to planning application TWC/2011/1037 the Assistant Director: Planning Specialist be authorised to grant planning permission subject to the applicants entering into a Section 106 Agreement for financial contributions of £8,400 for recreational facilities at Hartshill Park and £22,557 towards primary education and £13,799 towards secondary education and further subject to the conditions set out in the report.

(l) TWC/2011/1090 Ironstone Square, Lawley, Telford, Shropshire

This application was for a four storey Extra Care facility with 60 assisted living apartments comprising 32 one bedroom apartments and 28 two bedroom apartments over 4 storeys. The application formed part of the proposed local centre for Lawley Sustainable Urban Extension and lay to the south of West Centre Way. It was part of a larger scheme for the development of a new local centre at the junction of West Centre Way and Lawley Drive in Lawley. An update report was submitted detailing suggested conditions from the Highways Officer.

Councillor D Blackburn, representing Lawley and Overdale Parish Council, spoke in opposition to the application. The Parish Council were disappointed in the lack of consultation afforded to them, had concerns regarding the realignment of West Centre Way, access/egress at Lawley Medical Centre, parking provision, the overall design and suitability of the development for the mix of residents.

Whilst Members were very welcoming of the care provision represented by these proposals, they were apprehensive regarding the design, and were particularly critical of the lack of parking provision and the proximity of the development to the highway.

Members were advised that there was some discussion taking place between the Doctor's Surgery and HCA regarding an extension of the surgery which would include car parking and Members requested more information in this regard.

**RESOLVED** – that determination of planning application TWC/2011/1090 be deferred to allow the Board Members to make a Site Visit.

- (m) TWC/2011/1093 Land at Junction of Victoria Road/West Car Park, Wellington Civic & Leisure Centre, Wellington, Telford, Shropshire

This application sought planning consent for the erection of a free standing double sided sign, located on the corner between junctions at Wrekin Road and Victoria Road, advertising the location of Wellington Civic & Leisure Centre, its café, library, register office and Wellington Town Council offices.

**RESOLVED** – that with respect to planning application TWC/2011/1093 advertising consent be granted subject to the conditions as set out in the report.

The meeting ended at 7.53pm.

**Chairman:** .....

**Date:** .....