

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 7 March 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 and C R Turley

PB-086 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 22 February 2012 be confirmed and signed by the Chairman.

PB-087 APOLOGIES FOR ABSENCE

Councillor R T Kiernan

PB-088 DECLARATIONS OF INTEREST

Councillor I T W Fletcher declared a personal but non-prejudicial interest in planning application TWC/2011/1077.

PB-089 DEFERRED/WITHDRAWN APPLICATIONS

None

PB-090 SITE VISITS

The Development Control Manager advised Members that an application relating to proposals for Ercall Wood Technology College 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) a Site Visit takes place on Wednesday, 28 March 2012 at 4.00pm in respect of planning application TWC/2012/0069 – Ercall Wood Technology College, Golf Links Lane, Wellington, Telford, Shropshire, TF1 2DT; and**
- (b) determination of planning application TWC/2011/1027 be deferred to allow the Board Members to make a Site Visit when all relevant applications pertaining to the site are before the Board.**

PB-91 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Board and fully considered each report together with the supplementary information tabled at the meeting regarding planning applications TWC/2011/1090, TWC/2011/0746, TWC/2012/0008, TWC/2012/0065 and TWC/2012/0086.

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

This application had been deferred at Plans Board on 22 February 2012 to enable Board Members to undertake a site visit.

The 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. Waters Upton Parish Council had requested that the application be determined by the Plans Board. The update report tabled at the meeting included amended plans and site photographs together with additional consultation comments.

Ms K Baker, representing the Parish Council, spoke in opposition to the application. Ms Baker asked Members to consider the points which she had raised at the previous meeting and in addition she advised that the Parish Council considered that the plans still did not reflect the size of the development. She indicated that the Parish Council had taken a consistent view of similar applications in the area and asked the Board to consider conditions to monitor construction to ensure the appropriate size of the garage and drainage at the site, and requested a S106 legal agreement to ensure the garage did not become an independent dwelling within the rural area.

Addressing the Parish Council's concerns, the officer advised Members that a S106 agreement would appropriately control the use of the garage if they had concerns over its future use; this would be a similar agreement to that which had been approved by members at the last plans board meeting on a larger garage within the rural area.

Having been to visit the site, Members were concerned with the height of the proposed garage and were further concerned that the use of the garage should be controlled so that it did not become a separate residential unit or a commercial business. Members were advised by the Assistant Director: Planning Specialist and the Solicitor regarding enforcement procedures relating to breach of condition or a breach of a Section 106 Agreement.

Councillor I T W Fletcher considered the proposed height of the building was acceptable, as a precedent had been set on the adjacent neighbouring property which was of a similar scale and design; subsequently Cllr I T W Fletcher, proposed the Planning Officer's recommendation with condition D04 suitably worded to limit the use of the garage. This was seconded by Councillor V A Fletcher but, on being put to the vote, this was not agreed.

Having received advice from the Assistant Director: Planning Specialist, Members were minded to defer consideration of this application to a future meeting to give the Planning Authority an opportunity to seek to negotiate with the applicant to reach a viable solution to the Board's concerns.

RESOLVED – that determination of planning application TWC/2011/0746 be deferred to allow the Planning Authority to negotiate with the applicant regarding a reduction in the size of the garage to a single storey building.

- (b) TWC/2011/0816 St Matthews C of E Primary School, Church Road, Donnington, Telford, Shropshire, TF2 7PZ

This application had been deferred at Plans Board on 18 January 2012 to consider an amended scheme to overcome an objection from Sport England.

The application, for a classroom extension, had been amended to overcome Sport England's objection that the location of the original classroom extension would result in a loss of available sporting pitch and would have an impact on the potential of the playing field to be used for different sporting activities and hence have a detrimental impact on the flexible use of the playing field to meet changing sporting needs, now and in the future. In response, the application now proposed a freestanding structure in front of the existing classroom and would no longer encroach into the playing area of the school. The amendment had resulted in Sport England removing their objection.

RESOLVED – that with respect to planning application TWC/2011/0816 planning permission be granted subject to the conditions as set out in the report.

- (c) TWC/2011/0879 Greenfields Farm Shop, Station Road, Donnington, Telford, Shropshire, TF2 8JY

This application related to the erection of a replacement farm shop on land adjacent to an existing temporary farm shop in Station Road, Donnington. During the outline of the proposals, the Planning Officer advised that it was considered that the recommendation should be amended to delete condition A08 regarding personal permission.

Members welcomed the proposals and unanimously supported the development.

RESOLVED – that with respect to planning application TWC/2011/0879 planning permission be granted subject to the conditions as set out in the report except that condition A08 be deleted.

- (d) TWC/2011/1027 Kynnersley House Farm, Kynnersley, Telford, Shropshire, TF6 6DX

This was a retrospective application for the removal of Condition 4 of Planning Application W2006/0128 which stated that the development (an L-shaped loose box range with hay store and 4 no. loose boxes for private equestrian use purposes) should only be used for animals kept for the personal enjoyment of the occupant of Kynnersley House Farm and should not be used for any commercial purposes including livery. Due to a change in the applicant's circumstances and in order to utilise the building, the applicant had taken in horses which belonged to private individuals (liveries) for a fee in return for the use of the stables, grazing and

facilities. This situation was in breach of the previous planning permission and this application had been submitted to regularise the matter.

Cllr J Edge, Parish Councillor spoke to support the application. He conveyed the outcome of a public meeting which took place in the village on 19 December 2011 to consider the issue and also provided some context regarding the diversification of the rural business.

Mr P Heritage-Redpath, from a neighbouring property, spoke against the application. He considered that the report was incorrect to state that no complaints had been received during the period over which the livery facility had been available as he understood that the application had come forward as a result of a complaint and subsequent enforcement. He, therefore, asked that condition 4 remain with an amendment to the wording so that the development was not used for any commercial purposes except livery. To support this, he pointed out that there were other applications for the site due before the Board relating to lighting for the ménage and the siting of a horse lorry.

The Applicant, Mr P Plant, spoke in favour of the application. He advised that the livery facility supported diversification of a small beef farm and that the proposed number of horses which could be stabled as part of a livery business was very small in comparison to the number of horses which could be stabled for personal enjoyment. He considered that the amended condition proposed by Mr Heritage-Redpath was too restrictive to equine stock and suggested that a more suitable alternative would be to restrict use to cover agricultural farming activity.

The Planning Officer responded to the comments made by the speakers and suggested that if members were minded to amend the condition to limit activity some further consideration would be required to consider the subtleties involved.

Noting that there were other pending applications for planning permission at this site, Members considered that it would be prudent to consider all applications together.

RESOLVED – that determination of planning application TWC//2011/1027 be deferred to allow the Board Members to make a Site Visit when all relevant applications pertaining to the site are before the Board.

(e) TWC/2011/1058 Land off, Dalefield Drive, Admaston, Telford, Shropshire, TF5 0DP

This application sought full planning permission for the erection of 6 detached dwellings with associated parking and amenity space, and creation of a new access road from Dalefield Drive. The proposal would create 5no. 4-bedroom units and 1no. 5-bedroom unit. Both Ward Councillors, Councillors R T Kiernan and J M Seymour, had requested that the application be determined by the Plans Board.

Councillor J Seymour, Ward Councillor, spoke against the application on behalf of neighbouring residents, Mrs Hunt and Mr and Mrs Langford. She sought flexibility in the position of plot 4 and the associated garage to retain amenity for Mrs Hunt, and for the orientation of plot 3 to afford privacy to the new development at Bostock

Close for which Mr and Mrs Langford had recently been granted planning permission.

Mr A Orrell, local resident, also spoke against the application on the grounds of overlooking, density, sustainability, loss of wildlife, loss of open space, unresolved boundary disputes and opined that the consultees had not had time to reply to amended plans. He also considered the site should be considered for a sheltered housing scheme.

The Planning Officer responded to comments made by the speakers, assuring Members that consideration to current and proposed future development in the vicinity had been afforded and that each relevant application had not been considered on a standalone basis. The officer confirmed the delegated approval of the dwelling adjoining the site, and demonstrated the relationship of the amended footprint with this proposal, clarifying the conditions attached to both applications which also ensure privacy afforded to both development sites, in addition to the protection of the existing hedge and maintenance of the adjoining ditch. Members' attention was drawn to the fact that no objections to the application had been made by the Council's Drainage or Ecology Officers and that a Tree Preservation Order was in place.

Councillor V A Fletcher proposed that determination of this application be deferred to allow Members to undertake a site visit. This was seconded by Councillor N A Dugmore but, on being put to the vote, this was not agreed.

RESOLVED – that with respect to planning application TWC/2011/1058 planning permission be granted subject to the conditions as set out in the report.

(f) TWC/2011/1077 Abraham Darby School, Ironbridge Road, Madeley, Telford, Shropshire, TF7 5HX

This was a proposal to vary condition 29 on planning permission W2009/1005 specifying approved plans to alter the design to the support structure for the canopy on the Abraham Darby Academy building from a skylon and truss to a colonnade of seven columns. The canopy itself remained unchanged from the original permission and the support structure was designed following extensive public consultation.

RESOLVED – that with respect to planning application TWC/2011/1077 planning permission be granted subject to the conditions as set out in the approval for planning application W2009/1005.

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

This application had been deferred at Plans Board on 22 February 2012 to enable Board Members to undertake a site visit.

The 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.

Cllr D Blackburn, of Lawley & Overdale Parish Council, spoke against the application. He raised concerns regarding parking provision and fears that congestion noted in other areas of Lawley would be repeated. He also raised issues regarding the realignment of the highway, the design, impact upon the area, road layout and access/egress to the pharmacy. Generally the Parish Council supported the development but with the proviso that dialogue with the Parish Council continued since the Parish Council considered that further debate was needed upon the terms of the Section 106 Agreement and bus routes in the area.

Mr D Williams representing Sanctuary Housing Association, the company which would manage the facility, spoke in favour of the application, addressing concerns regarding parking provision at the site and at the adjoining medical centre. He also conveyed the benefits of the roof garden, and indicated that the applicant was undertaking an acoustic survey to mitigate against any noise.

The Planning Officer reminded Members of the site visit undertaken earlier in the day which demonstrated the extent of any parking issues and he drew their attention to the contents of the update report tabled at the meeting, which addressed concerns raised at the previous meeting including parking at the adjoining medical centre, parking provision for the site, protection for the roof garden, noise and the external levels of the site particularly in relation to Main Street.

Whilst it was generally agreed that this was a welcome development, some Members remained concerned regarding the issue of parking provision. Councillor I T W Fletcher raised concerns for individuals using the community parking spaces who would then need to cross the carriageway to access the extra care facility. However, after receiving advice from the Assistant Director: Planning Specialist that the Planning Authority and Highways Authority were satisfied with the parking provision and, further, that the application was compliant with the development framework, design codes and the Council's Housing Care and Support Strategy, the majority of Members considered the development was acceptable.

RESOLVED – that with respect to planning application TWC/2011/1090 planning permission for reserved matters be granted subject to the conditions set out in the update report tabled at the meeting.

(h) TWC/2011/1103 Rushmoor Sewage Treatment Works, Rushmoor Lane, Rushmoor, Shropshire, TF6 5EF

The Ward Councillor, Councillor J M Seymour had requested that this application be determined by the Plans Board. The proposals sought a minor material amendment to the approved plans subject of the previous application TWC/2010/0772.

Councillor J Seymour, Ward Councillor, spoke against the application. Councillor Seymour requested the need for Severn Trent Water to release their long terms plans for the site and suggested that it would be prudent to set up a Liaison

Committee for the site through conditions, that the hours for switching off lighting should be extended to 7pm to 6am and considered that the implementation of a Section 106 Agreement to mitigate the effects of development upon the highway and landscaping would not be unreasonable.

Mr P Maxted, a local resident, spoke against the application on behalf of residents directly affected by this application. He sought greater transparency for the applicant's long-term plans as he believed there to be an incremental development at the site and he also raised the issue of light pollution.

Mr A Hardwick, the Applicant's Agent, spoke in favour of the proposals which he maintained would bring a net benefit to local residents and the environment. He indicated that the applicants would have no objection to extending the hours that the lighting was switched off, subject to emergency access, and would raise the issue of creating a Liaison Committee with the applicant.

The officer advised members that the application was a minor amendment to a recently approved application; which was previously considered by members including a site visit. Members previously approved that application without a S106 agreement as this was unwarranted, and as such this application did not require any contributions.

Members endorsed the agreed reduction in the time that the lighting would be switched on and, noting that a Liaison Committee could not be subject to condition, welcomed Mr Hardwick's agreement to extend this suggestion to the applicant.

RESOLVED – that with respect to planning application TWC/2011/1103 planning permission be granted subject to the conditions as set out in the report and subject to an amended condition for lighting to be switched off between 1900 hours and 0600 hours except for call out access.

(i) TWC/2012/0008 Southwater, Telford Shopping Centre, Telford, Shropshire

These proposals were for the demolition of existing buildings (library and fairshare) and redevelopment of the site to provide: 11 screen cinema; 82 bed hotel; three class A3/4 units of 372. sqm; four class A3/A4 units of 325 sqm; multi storey car park providing 604 spaces; a new class A1/A2/A3/B1 of 186 sqm within the multi storey car park; replacement surface level car park; public realm improvements and associated highway works. A new library was proposed elsewhere within Southwater as part of the new community focussed building (Community Hub) and a temporary library was to be provided for the period between demolition of the existing library and the expected opening of the Community Hub and library facility in 2014. Full details of these proposals were detailed in the report and an update report which detailed the obligations being sought by the Council as part of any planning agreement and the mechanism for delivery.

Members considered that this was a very exciting scheme which would positively impact upon the Borough's night-time economy and provide a leisure offer for all age groups. Following the debate, during which Members considered the adequacy of the temporary library provision, parking provision, the current availability of public

transport and employment generation, Members were generally satisfied that the proposals were acceptable.

RESOLVED – that with respect to planning application TWC/2012/0008, subject to 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 sums detailed in the report and update report tabled at the meeting namely £428,131 for highway works, £10,000 for Travel Plan Monitoring and £10,000 for planning/financial monitoring either upon the sale of any of the development land or upon commencement of the development in respect of the highway sums or occupation in respect of the other sums whichever is the sooner, to authorise the Assistant Director: Planning Specialist to grant planning permission subject to the conditions set out in the main report.

(j) TWC/2012/0042 Newport Town Lock, Water Lane, Newport, Shropshire

Members welcomed this Council application for the construction of a short length of pavement, the demolition and reconstruction of a section of short retaining wall, the construction of steps and the resurfacing of an area of paving at Newport Town Lock.

RESOLVED – that with respect to planning application TWC/2012/0042 planning permission be granted subject to the conditions as set out in the report.

(k) TWC/2012/0065 Land at Former Pigeon Box Inn, Priorslee Road, Priorslee, Telford, Shropshire

The Ward Councillor, Councillor I T W Fletcher, had requested that this application be determined by the Plans Board.

This was an application seeking consent for works to a Sycamore tree which was subject to a Tree Preservation Order (TPO). The applicant wished to crown lift the lower branches of the tree and to thin its canopy by approximately 20%. The proposed tree works also included removing the dead wood and any crossing or rubbing limbs. The update report, tabled at the meeting, detailed comments from the Council's Arboricultural Officer regarding the benefits of crown-thinning and the status of the applicants as an Arboricultural Association Approved Contractor. The Planning Officer also advised Members that the local resident was now supportive of the works but a boundary issue, which was not relevant to the consideration of these works, had come to light.

Councillor I T W Fletcher addressed the Board to object to the tree works which he considered were only necessary due to the way the layout at this development had been planned. He further considered that the works were inappropriate at this time and not required.

After seeking clarification of the process for applying to undertake works to a protected tree and noting that the resident who had initially objected to the works

was now in agreement that the works should proceed, the majority of Members were in favour of the works taking place.

RESOLVED – that with respect to planning application TWC/2012/0065 consent for tree works to a Sycamore tree subject to a Tree Preservation Order be granted subject to the conditions and informatives set out in the report.

- (l) TWC/2012/0086 Newdale County Primary School, Marlborough Way, Telford, Shropshire, TF3 5HA

This was a Council application for the erection of a three class base extension with office, toilets and storeroom along with the provision of extended car parking for staff. The update report tabled at the meeting detailed proposed tree protection measures agreed by the applicant with the Council’s Arboricultural Officer.

RESOLVED – that with respect to planning application TWC/2012/0086 planning permission be granted subject to the conditions as set out in the update report tabled at the meeting.

The meeting ended at 8.58pm

Chairman:

Date: