

## PLANS BOARD

### Minutes of a meeting of the Plans Board held on Wednesday, 27 February 2013 at 6.00pm in the Auditorium, Abraham Darby Academy, Hill Top, Ironbridge Road, Madeley, Telford

**PRESENT:** Councillors J C Minor (Chairman), N A Dugmore, I T W Fletcher, R T Kiernan, J Loveridge, G C W Reynolds, S A W Reynolds, M J Smith and C R Turley

**ALSO PRESENT:** Councillor S Bentley (for planning applications TWC/2011/0575 and TWC/2012/0314) and Councillor S P Burrell (for planning application TWC/2012/0961)

#### **PB-085      MINUTES**

**RESOLVED** – that the minutes of the meeting of the Plans Board held on Wednesday, 6 February 2013 be confirmed and signed by the Chairman.

#### **PB-086      APOLOGIES FOR ABSENCE**

None.

#### **PB-087      DECLARATIONS OF INTEREST**

None.

#### **PB-088      DEFERRED/WITHDRAWN APPLICATIONS**

None.

#### **PB-089      SITE VISITS**

**RESOLVED** – that a site visit takes place at 4.00pm on Wednesday, 20 March 2013 at land to the south of St Michaels Church, Waters Upton, TF6 6NP in respect of planning application TWC/2011/0575.

#### **PB-090      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/2012/0314, TWC/2012/0886 and TWC/2012/0961.

(a)            TWC/2011/0575 - Land to the South of St Michaels Church, Waters Upton, Shropshire, TF6 6NP

This was an outline planning application for the erection of 8no dwellings with associated access and amenity space and church parking provision. Waters Upton Parish Council had requested that the application be determined by the Plans Board.

Ms K Baker addressed the Board with the objections of Waters Upton Parish Council on the grounds of access and traffic and pedestrian safety, rights of way, loss of green space and community space, housing need, loss of rural character, unsuitability of the proposed car parking location for the church, lack of public transport provision, pressure upon school places and the potential for development to 'creep' onto adjoining land. She asked Members to consider undertaking a site visit.

Councillor S Bentley, Borough Ward Member, also asked Members to consider a site visit and spoke oppose the application on the grounds of road access (particularly for emergency vehicles), highway safety, traffic congestion and housing need.

Mr S Cooper, a neighbouring resident, addressed the Board with his concerns regarding the application which included overlook, retention of suitable sandstone wall boundaries, potential disruption to private well, access and road safety and increased development in the village versus demand.

The Planning Officer referred Members to the report and highlighted national and local policy implications, current identified housing needs, the provision of some community parking facilities and proposed removal of redundant agricultural buildings thereby improving the visual impact of the site. She confirmed that the sandstone boundary walls would be retained and advised that concerns regarding the visual amenity or character of the area, the setting of the listed buildings and impact upon flora and fauna could be mitigated through appropriate conditioning and submission of an appropriate reserved matters application.

Members were divided as to whether inspection of the site would benefit Members' understanding of many of the objections raised and received advice from the Assistant Director: Planning Specialist. A site visit was proposed and seconded and it was, by a majority:

**RESOLVED – that determination of planning application TWC/2011/0575 be deferred to allow the Board Members to make a Site Visit.**

(b) TWC/2012/0314 - Land adjacent to The Cleveland Arms, High Ercall, Telford, Shropshire, TF6 6AE

This application, which had been deferred at the meeting of the Board on 6 February 2013 to enable Members to undertake a site visit, sought planning permission for the erection of 6no dwellings with associated car parking. Both the local Ward Member, Councillor S Bentley, and Ercall Magna Parish Council had requested that the application be determined by Plans Board. The main report informed Plans Board that, since the last meeting, the applicant had submitted a revised scheme for terraced properties and a Drainage Engineer's report. Additionally, an update report was tabled at the meeting regarding the submission of a Highway Engineer's report, confirming the lack of restrictions on the land and detailing further comments from Ercall Magna Parish Council.

Councillor C Purves, representing Ercall Magna Parish Council, spoke to oppose the application on the grounds of scale and design, maintenance of infrastructure, light pollution from headlights, lack of street and car park lighting and associated safety, jeopardy to the safe routes to school scheme, land contamination and the loss of allotment facilities.

Councillor S Bentley, Borough Ward Member, also spoke to oppose the application on the grounds of loss of residential amenity and community facilities. He also drew attention to the effect on the conservation area, traffic safety, loss of allotments, potential impact upon the safe routes to school scheme, restrictive covenants and archaeological concerns.

The Planning Officer referred Members to the site visit undertaken that afternoon and pointed to elements in the report highlighting national and local policy implications (including guidance on affordable housing), confirmed that there were no restrictive covenants upon the land and noted that allotments were currently underused. She pointed out the development would maintain the existing public house and associated community facilities. The Legal Adviser confirmed that issues such as restrictive covenants were not relevant material planning considerations.

In response to Members' queries, the Planning Officer further responded that the responsibility for maintaining the access road lay with the Public House unless it became adopted, that conditions regarding acoustic fencing and restricting the hours of delivery to the public house were not reasonably justifiable in this case. She advised that boundary fencing, lighting and archaeological concerns could be subject to appropriate conditions if Members were minded to approve planning permission. Members also considered road safety and egress from the car park, national planning policy, improvement to the visual impact of the site, current use of allotments and retention of the safe routes to school scheme.

**RESOLVED** – that with respect to planning application TWC/2012/0314 planning permission be granted subject to:-

- (a) the conditions set out in the update report;
- (b) the Development Management Manager being authorised to finalise an additional condition to control permitted development rights at the site specifically regarding lighting if necessary following consideration of the permitted development rights, an additional condition for a watching brief with regard to archaeology, and an additional condition for boundary fencing to the north of the site.
- (c) TWC/2012/0886 - Land between 121 & 125 Hadley Park Road, Hadley, Telford, Shropshire

This was a full application for the erection of 14 dwellings with associated garages and new road access. The proposals also included the provision of a double garage for 121 Hadley Park Road. Hadley and Leegomery Parish Council had requested that the application be determined by the Plans Board due to concerns regarding access. An update report was tabled at the meeting which detailed additional consultation responses.

Mr S Pincher, spoke on behalf of local residents who objected to the application on the grounds of traffic safety, contravention of Wrekin Local Plan policies, erosion of open space and green space, drainage, separation distances, loss of trees, noise nuisance and increased anti-social behaviour and the human right to family life. He asked Members to consider deferring determination of the application for a site visit. In

addition, he sought the submission of a traffic and transport assessment and for consultative dialogue to be opened with local residents.

The Planning Officer addressed concerns of residents, noting that the application site was designated as White Land but, upon assessment, did not meet the criteria to benefit from Green Network protection. She noted that the site was located near local facilities and services and was therefore a sustainable location which was compliant with National Planning Policy Framework guidance. She considered that the oblique angle layout of the proposed dwellings maintained sufficient separation distances to avoid overlooking or loss of privacy. She pointed out that initial concerns of the Highways Officer had been addressed through the submission of a revised plan and that the proposals included adequate car parking. She noted that the hedge along the southern boundary would be retained and that the area was at low risk for flooding.

During the ensuing debate, Members of the Board considered low flood risks, road layout, lack of footpaths in favour of a shared surface and the national and local planning policy context.

On being put to the vote it was unanimously:-

**RESOLVED – that with respect to planning application TWC/2012/0886 the Development Management Manager be authorised to grant planning permission subject to the applicant entering into a s106 agreement to provide financial contributions of £38 105 towards primary education provision and £8,400 towards Parks and Open Spaces and further subject to the conditions set out in the update report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Manager).**

(d) TWC/2012/0961 - Land at Orchard House, Tibberton, Newport, Shropshire

This proposal for full planning permission for residential development to the rear of Orchard House in Tibberton sought consent for 10 houses providing a mixture of 4no 3 and 6no 4 bedroom units and garages. As part of the proposal, Orchard House would be partially demolished to allow for a new access road and turning head. An update report was tabled at the meeting with additional information regarding the submission of revised plans and additional information from the applicant and subsequent consultation responses.

Cllr E Ashcroft, Chairman of Tibberton and Cherrington Parish Council, spoke against the proposal, referring to the additional documentation he had submitted for perusal by the Plans Board. The Parish Council primarily objected to the proposal with regard to foul and surface water drainage and the potential for flooding.

Cllr S Burrell, Borough Ward Member, also spoke against the proposal regarding density, quality of design and sustainability. He did not believe that the proposals met National Planning Policy Framework objectives and had concerns regarding the design quality of affordable housing and drainage. He asked Members to consider deferring determination of the application so that a site visit could take place and until Severn Trent Water and the Environment Agency had responded to drainage concerns.

Mr R Gibb spoke on behalf of local residents who objected to the proposal on the grounds of scale, design and density, impact upon village character, unsustainability and non-compliance with aspects of the National Planning Policy Framework.

Mr C Huntley addressed the Plans Board on behalf of the Applicant. He commented upon density, affordable housing provision, design in terms of plot orientation and the vernacular of the local area, Secured by Design award status objectives, drainage, highways, section 106 contributions and sustainability.

The Planning Officer highlighted aspects of the report regarding national and local planning policy context, affordable housing and viability issues, road layout, scale and design, separation distances, parking and drainage issues.

Members considered density, compliance with National Planning Policy Framework particularly with regard to sustainability, drainage, affordable housing and road layout. In response to questioning, the Planning Officer confirmed that the road layout and turning head had been tracked for refuse vehicles. The Assistant Director: Planning Specialist also reminded Members that the National Planning Policy Framework should be considered holistically rather than in individual parts. He further commented with regard to affordable housing, that every application was different in terms of viability.

On being put to the vote it was, by a majority:

**RESOLVED** – that with respect to planning application TWC/2012/0961 the Development Management Manager be authorised to grant planning permission subject to the applicant entering into a s106 agreement to provide financial contributions of £26,944 towards primary and education provision, £4,800 to Parks and Open Spaces and 40% affordable homes; and further subject to the conditions set out in the update report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Manager).

**PB-091      START TIME FOR NEXT MEETING**

The Chairman advised that there was a significant amount of business to be considered at the next meeting of the Plans Board and in order to avoid an unduly late meeting, he was of the opinion that it would be prudent to bring forward the start time of the meeting. In accordance with Committee Procedure Rule 8, the Chairman was, therefore, minded to set the date and time of the next meeting as Wednesday, 20 March 2013 at 5.30pm.

The meeting ended at 7.47pm

**Chairman:** .....

**Date:** .....