

## **PLANS BOARD**

### **Minutes of a meeting of the Plans Board held on Wednesday, 20 March 2013 at 5.30pm in the Auditorium, Abraham Darby Academy, Hill Top, Ironbridge Road, Madeley, Telford**

**PRESENT:** Councillors J C Minor (Chairman), N Dugmore, R T Kiernan, A A Mackenzie (as substitute for Councillor J Loveridge), C P R Mollett (as substitute for Councillor I T W Fletcher), S A W Reynolds, R J Sloan (as substitute for Councillor G C W Reynolds), M J Smith and C R Turley

**ALSO PRESENT:** Councillor S Bentley (for planning application TWC/2011/0575) and Councillor A D McClements (for planning application TWC/2012/1004)

#### **PB-092      MINUTES**

**RESOLVED** – that the minutes of the meeting of the Plans Board held on Wednesday, 27 February 2013 be confirmed and signed by the Chairman.

#### **PB-093      APOLOGIES FOR ABSENCE**

Councillors I T W Fletcher, J Loveridge and G C W Reynolds

#### **PB-094      DECLARATIONS OF INTEREST**

Cllr A A Mackenzie commented on his position regarding planning application TWC/2013/0124 and indicated that he would withdraw from the meeting during determination thereof.

Cllr C R Turley commented on his position regarding planning applications TWC/2013/0103 and TWC/2013/0111 but stated that, in the circumstances he would not be withdrawing from the meeting for either item.

#### **PB-095      DEFERRED/WITHDRAWN APPLICATIONS**

None.

#### **PB-096      SITE VISITS**

**RESOLVED** – that a site visit takes place at 4.30pm on Wednesday, 10 April 2013 at land adjacent to The Bungalow, Arleston Village, Arleston, Telford, TF1 2LU in respect of planning application TWC/2012/1004.

#### **PB-097      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/2011/0575, TWC/2013/0010, TWC/2013/034, TWC/2013/083, TWC/2013/0098, TWC/2013/0102, TWC/2013/0103, TWC/2013/0111, TWC/2013/0114 and TWC/2013/0124.

(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 and the application had been deferred at the meeting of the Board on 27 February 2013 to enable Members to undertake a site visit. An update report was tabled which set out further comments received from the Parish Council.

Ms K Baker addressed the Board with the objections of Waters Upton Parish Council on the grounds of housing need, experience of development at The Swan Inn relating to access and car parking, suitability of this site for development and road safety.

Councillor S Bentley, Borough Ward Member, also spoke to oppose the application on the grounds of community involvement and benefit, fears for incremental development around the site, affordable housing need in light of the number of recent planning permissions granted in the area and policy considerations.

Mr G Evans, the Applicant's Agent, spoke to support the application in terms of local and national policy compliance, sustainability, principle of development, community benefits in terms of the provision of a footpath to improve highway safety and car parking for the church, affordable housing need and deliverability.

Members referred to the site visit which had taken place that afternoon with some members expressing concern for highway safety with regard to the visibility splay, access and potential for overdevelopment of the village. Some members welcomed the affordable housing provision and the proposed reduction in density at the development which was considered would support the economy in the village; the proposed footpath and parking provision for the Church were also welcomed and it was noted that the principle of development at this site had already been established. The Planning Officer confirmed that the Highways Engineer was satisfied that the proposals were acceptable at this outline stage.

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

**RESOLVED** – that with respect to planning application TWC/2011/0575 the Development Management Manager be authorised to grant planning permission subject to the applicants entering into a Section 106 Agreement to provide 40% affordable housing, the provision of community parking facilities and a contribution of £5,000 towards a Traffic Regulation Order; and further subject to the conditions set out in the report.

(b) TWC/2012/1004 - Land Adjacent To The Bungalow, Arleston Village, Arleston, Telford, Shropshire, TF1 2LU

This was a proposal seeking outline planning permission, with all matters reserved, for the construction of four two-storey detached dwellings with private garages and vehicular and pedestrian access on land adjoining “The Bungalow” in Arleston Village. The proposals included the retention of the existing bungalow following the demolition of the existing side extension and detached single garage. The proposed development would result in the loss of some protected trees but, as the trees were not visible to the public realm, Officers did not consider that their continued retention was justified.

Cllr A D McClements, Borough Ward Member, spoke against the application, on behalf of local residents. She raised concerns regarding drainage, loss of trees, fauna and wildlife, she commented upon the style of development being out of character with the village, the proximity of listed buildings and a building of historic interest, the impact upon neighbouring properties in terms of overlook and loss of light, highways concerns and overdevelopment of the area. She urged members to undertake a site visit.

The Planning Officer advised Members that the application was local and national policy compliant and represented a sustainable development. He noted the loss of protected trees, but referred to the proposed replacement planting scheme. Members expressed particular concerns regarding highways issues and Councillor R J Sloan proposed, seconded by Councillor C R Turley, that this application be deferred to enable Members to undertake a site visit, which was unanimously supported.

**RESOLVED – that determination of planning application TWC/2012/1004 be deferred to allow the Board Members to make a Site Visit.**

(c) TWC/2013/0010 - Land at Cuckoo Oak, Madeley, Telford, Shropshire TF7 4LU

This was an outline application by the Homes and Communities Agency for residential development of up to 31 dwellings and associated infrastructure, with all matters other than access (that is, appearance, landscaping, layout and scale) being “reserved matters” for consideration at a later stage. An update report was tabled which detailed additional comments received since the publication of the main report.

In response to questions, the Planning Officer explained that a pedestrian link to the Cuckoo Oak traffic island and a crossing point with textile paviers were to be secured under off-site highway works and that the Leisure Officers would decide the most appropriate location for play equipment - to retain play equipment on site would affect the viability of the development.

**RESOLVED – that with respect to planning application TWC/2013/0010 the Development Management Manager be authorised to grant planning permission subject to:**

- (A) The applicants entering into a Section 106 agreement with the Council relating to:
- (i) Providing 25% of dwellings built to be affordable;
  - (ii) A contribution of £600 per dwelling toward the provision, maintenance or enhancement of play equipment or facilities near to the application site;
  - (iii) A contribution of £7500 for the treatment of Ash trees if required;
  - (iv) A formulated commuted sum for the provision, transfer, adoption and maintenance of Open Spaces and Woodland (if that option is exercised by the applicant). Or alternatively, provide for a residents management company to maintain those areas; and
- (B) The conditions set out in the update report tabled at the meeting (with authority to finalise conditions and reasons for approval to be delegated to Development Management Manager)
- (d) TWC/2013/0034 - Land at Park Road, Malinslee, Telford, Shropshire, TF4 2AX

This application sought outline planning permission for residential development of up to 75 dwellings and associated infrastructure, with all matters other than access (that is, appearance, landscaping, layout and scale) being “reserved matters” for consideration at a later stage. An update report was tabled which clarified that the stopping up of Baptist Avenue no longer formed part of this application and indicated a revised recommendation following discussions regarding open space and woodland management. The Planning Officer also gave details of a late consultation response received which objected to the application on the grounds of additional traffic, highway safety, loss of trees and loss of wildlife. Members generally welcomed the outline application.

**RESOLVED** – that with respect to planning application TWC/2013/0034 the Development Management Manager be authorised to grant planning permission subject to:

- (A) The applicants entering into a Section 106 agreement with the Council relating to:
- (i) Providing 25% of dwellings built in each Phase of development to be affordable;
  - (ii) A contribution of £600 per dwelling toward the provision, maintenance or enhancement of play equipment or facilities near to the application site;

- (iii) **A contribution toward the provision of primary education of £164,510 based on a scheme of 75 dwellings; and**
  - (iv) **A formulated commuted sum for the provision, transfer, adoption and maintenance of Open Spaces, Woodland and SUDS (if that option is exercised by the applicant). Or alternatively, provide for a residents management company to maintain those areas; and**
- (B) The conditions set out in the update report tabled at the meeting (with authority to finalise conditions and reasons for approval to be delegated to Development Management Manager)**
- (e) TWC/2013/0083 - Land at Hadley Park West, (off Okehampton Road), Leegomery, Telford, Shropshire

This outline application with all matters other than access (that is, appearance, landscaping, layout and scale) being “reserved matters” for consideration at a later stage sought planning permission for residential development of up to 209 dwellings and associated infrastructure. An update report was tabled which detailed additional comments received since the publication of the main report and updated planning considerations.

Members gave consideration to whether a site visit would inform determination of this application and, acknowledging the advice of the Assistant Director: Planning Specialist, concluded that a site visit would not be beneficial at this outline stage as the principle of development was the main consideration. Members raised concerns for the location of a proposed NEAP but noted that this would be finalised at the reserved matters stage. Members noted that there was an over-supply of employment land in the area and considered that this site was more suited to residential development and that the proposed density was satisfactory, but expressed concern for the preservation of the canal lock structures.

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

**RESOLVED – that with respect to planning application TWC/2013/0083 the Development Management Manager be authorised to grant planning permission subject to:**

- (A) The applicants entering into a Section 106 agreement with the Council (terms to be agreed by the Development Management Manager) relating to:**
  - (i) The provision of 25% of dwellings built in each Phase of development being affordable;**
  - (ii) A contribution towards local primary schools in the order of £483,187 based on a maximum development of 209 dwellings;**

- (iii) A formulated commuted sum for the adoption and maintenance of public open space, NEAP facilities, woodland areas and Sustainable Urban Drainage System at the site (if that option is exercised by the applicant); and
  - (iv) A contribution towards highways improvements to the Leegomery Roundabout of £73,150 based on a maximum development of 209 dwellings, plus £5,000 towards Travel Plan monitoring; and
- (B) The conditions set out in the update report tabled at the meeting (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Manager)
- (f) TWC/2013/0093 - North Car Park, Victoria Road and Car Park, The Parade, Wellington, Telford, Shropshire

This was a Council application which sought approval for the relocation of the Council hosted car boot market. The market was currently being held on the site under permitted development but regulations only allowed the holding of a market for not more than 14 days in total in any calendar year. The application was not, therefore, retrospective but permission was required to ensure the weekly continuation of the current arrangements.

Members were supportive of this application, noting that the car boot sale had already been running successfully and without causing parking problems for approximately three weeks. Members noted that the car boot would not run on Remembrance Sunday and would have significant economic on-benefits for the town due to the increase in footfall. Some concern was expressed for disabled access at the nearby proposed 100 Hour Pharmacy but Members were advised that this issue was not part of the application before them.

**RESOLVED** – that with respect to planning application TWC/2013/0093 planning permission be granted subject to the conditions as set out in the report.

- (g) TWC/2013/0098 - Newport Swimming Pool, Victoria Park, Newport, Shropshire, TF10 7LH

This Council application sought planning permission for the erection of a side extension to the existing swimming pool to provide a fitness suite, enable internal alterations and construction of additional car parking area. An update report was submitted which detailed further information received, additional consultation responses, and recommended additional conditions. Members welcomed the application.

**RESOLVED** – that with respect to planning application TWC/2013/0098 planning permission be granted subject to the conditions as set out in the update report tabled at the meeting.

- (h) TWC/2013/0102 - Land off Parkway, Madeley Court, Madeley, Telford, Shropshire

This was a proposal for the erection of a foodstore (Use Class A1) together with associated service area, car parking and landscaping. Outline planning consent for the erection of a 1400m<sup>2</sup> non-food store, associated parking and new access point, and two further applications for a new doctor's surgery and hot food takeaway at the site, had been considered by Plans Board on 3 October 2012 and subsequently granted. A proposal for a residential scheme to the north and east of the site had also been submitted. The proposals for this application, which was on the former Madeley Court School and Leisure Centre site, were fully detailed in the report. An update report was circulated detailing a consultation response received regarding the loss of trees and confirming amendments to the access and recommended conditions.

Members welcomed the application and considered that the proposals would compliment development in the surrounding area and improve consumer choice for local residents. Questions were raised about the boundary in order to protect the site from crime and the footpath to the rear of the site. Members were advised by the Development Management Manager that the footpath would be addressed as part of the proposed residential scheme and that the boundary could be subject to condition.

**RESOLVED** – that with respect to planning application TWC/2013/0102 the Development Management Manager be authorised to grant planning permission subject to:-

- (A) 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 contributions (i), (ii) and (iii) below either upon the sale of any of the development land or upon commencement of the development whichever is the sooner (precise terms to be agreed by the Development Management Manager)
  - (i) The development to provide a contribution of £12,182.59 towards the implementation of the Town Centre Transport Strategy as specified in Chapter 4.6, Transport, of the CTAAP document;
  - (ii) The development to provide a Travel Plan Monitoring contribution of £5,000; and
  - (iii) The development to provide a Planning and Financial monitoring contribution of £7,500; and
- (B) The conditions set out in the update report tabled at the meeting and further subject to a condition regarding boundary treatment (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Manager).

- (i) TWC/2013/0103 - Telford Town Park, Hinkshay Road, Dawley, Telford, Shropshire

This was a Council application which sought consent for a new 18 hole mini golf course in association with the new visitor centre redeveloped as part of the wider Southwater scheme in Telford Town Park. This application was considered in conjunction with application reference TWC/2013/0111 (below). An update report was tabled which detailed additional comments received since the publication of the main report.

Members welcomed both applications. It was not considered that either application would result in competition with facilities at Horsehay as these proposals offered a relaxed, family-fun approach which was much missed by the community following the loss of similar successful facilities at Ketley.

**RESOLVED** – that with respect to planning application TWC/2013/0103 planning permission be granted subject to the conditions as set out in the update report tabled at the meeting.

- (j) TWC/2013/0111 - Telford Town Park, Hinkshay Road, Dawley, Telford, Shropshire

This was a Council application which sought consent for a new 18 hole mini golf course in association with the new visitor centre redeveloped as part of the wider Southwater scheme in Telford Town Park. This application was considered in conjunction with application reference TWC/2013/0103 (above). An update report was tabled which detailed additional comments received since the publication of the main report.

**RESOLVED** – that with respect to planning application TWC/2013/0103 planning permission be granted subject to the conditions as set out in the update report tabled at the meeting (with authority to finalise conditions and reasons for approval to be delegated to Development Management Manager).

- (k) TWC/2013/0114 - Land at Jiggers Bank, Coalbrookdale, Telford, Shropshire

This Council application sought consent for major engineering works to be undertaken to stabilise the failing rock face descending down to the highway at Jiggers Bank by re-grading the slope to a level with an appropriate factor of safety measures such as netting and rock bolting. An update report was circulated detailing comments from the Council's ecologist and confirming that issues raised by the comments could be addressed through the conditions recommended within the main report.

Members were fully supportive of the application, emphasising the urgency with which work was required to accommodate the impending tourist season. It was unanimously:-

**RESOLVED** – that with respect to planning application TWC/2013/0114 planning permission be granted subject to the conditions as set out in the report.

- (l) TWC/2013/0124 - Telford Ski Centre, Court Road, Madeley, Telford, Shropshire, TF7 5DZ

This was a Council proposal to erect a single storey extension at Telford Ski Centre in Madeley to provide new changing room facilities with a link to the existing main building. It was also proposed to create a new secondary access point and extended on site car parking provision. An update report was tabled which detailed additional comments received since the publication of the main report.

Members welcomed the proposals.

**RESOLVED** – that with respect to planning application TWC/2013/0124 planning permission be granted subject to the conditions as set out in the update report tabled at the meeting.

The meeting ended at 6.59pm

**Chairman:** .....

**Date:** .....