

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 10 April 2013 at 6.00pm in the Walker Room, Meeting Point House, Town Centre, Telford

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

ALSO PRESENT: Councillor R G Scammell (for planning application TWC/2012/0426) and Councillor J M Seymour (for planning applications TWC/2012/0974 and TWC/2012/0975)

PB-098 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 20 March 2013 be confirmed and signed by the Chairman

PB-099 APOLOGIES FOR ABSENCE

Councillor I T W Fletcher

PB-100 DECLARATIONS OF INTEREST

None.

PB-101 DEFERRED/WITHDRAWN APPLICATIONS

None.

PB-102 SITE VISITS

RESOLVED – that the following applications be deferred for Site Visits to take place on Wednesday, 1 May 2013:

TWC/2013/0199 – 4.00pm – Raven Cottage, 5 Kynnersley, Telford, TF6 6DX;
and

TWC/2013/0059 – 4.45pm – 18 Eyton Road, Dawley, Telford, TF4 2DN.

PB-103 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/2012/0426 and TWC/2013/0199.

(a) TWC/2012/0426 - Green Lane, Newport, Shropshire, TF10 7LA

This was an application for a part retrospective change of use from livery stable and farm use to a livery stable with riding school. As the livery stables had never received planning consent, this application also sought to regularise such use as well

as seeking approval for a riding school at the site to more productively use the land. An update report was tabled which set out further consultation responses.

Councillor R Scammell, Borough Ward Member, spoke to oppose the application on the grounds of access, on-going maintenance of the unadopted road as a result of increased traffic, opening hours and disturbance to residents, the number of horses on site being greater than that stated, parking and emergency access and previous planning refusals for dwellings in the vicinity due to traffic generation. He asked Members to consider undertaking a site visit at this premises.

Mr G Jones, a local resident, also spoke in opposition to the application in terms of access, loss of privacy, disturbance due to the length of opening hours, security concerns, increased traffic generation, the number of horses on site being greater than that stated, highways concerns and pedestrian safety. He also asked Members to consider attending a site visit.

Ms E Hall, the applicant, spoke in support of her application. She stated that the site had always been used for equine purposes and that she had co-operated fully with planning requirements during the application process. Her intentions were to enable local people to have access to livery in the area. She noted concerns regarding the number of horses on site and advised that horses in the neighbouring field belonged to the landowner, who accessed the site from Cheney Hill.

The Planning Officer advised Members that this application was considered to be an appropriate rural enterprise which was compliant with the National Planning Policy Framework (NPPF). She referred to the tabled update which informed Members of the width of Green Lane and commented upon highways improvements to mitigate concerns through conditions, confirmed the opening hours which were consistent with equine activity in a rural area, and considered that the application would offer employment opportunities, community facilities and support economic growth.

Councillor N A Dugmore raised concerns regarding the opening hours, financial liability to neighbours for the maintenance of the unadopted road due to increased traffic, access and the previous planning history. As a result of these concerns, Councillor Dugmore proposed a site visit, seconded by Councillor R T Kiernan but, on being put to the vote, the site visit was not agreed.

In response to Councillor Dugmore's questions, the Planning Officer advised that a traffic survey had been undertaken by the applicant which had been supplemented by the Council's Highways Officer. This would have taken into consideration traffic movements from surrounding facilities including the school. Highways Officers had raised no concerns regarding the access. She advised that the Planning Authority notified neighbouring properties that the application had been made but it had no responsibility to consult with neighbouring properties regarding the implications of the scheme. She confirmed the opening hours for the livery business which concurred with expected usage. Planning policy and the way in which traffic impacts were assessed had changed significantly since applications for housing had been made and refused some years ago.

Noting confirmation of opening hours and proposed improvements to the unadopted road as part of the application, some Members were able to welcome the application as an appropriate rural enterprise which would create employment opportunities in the area. On being put to the vote it was, therefore, by a majority:

RESOLVED – that with respect to planning application TWC/2012/0426 the Development Management Manager be authorised to grant planning permission subject to 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).

(b) TWC/2012/0974 - Land Adjacent 8 The Avenue, Sugden, Shropshire, TF6 6ND

This was a full application which sought planning permission to erect a four bay barn to support the establishment of a vineyard and wine making operation on land adjacent to The Avenue, Sugden. Councillor J M Seymour, Ward Member, had requested that the application be determined by the Plans Board. Members considered the application in conjunction with planning application reference TWC/2012/0975 (below).

Councillor J M Seymour, Borough Ward Member, spoke on behalf of local residents to oppose both applications. She raised issues regarding access via a narrow unadopted road situated in close proximity to neighbouring properties and associated disturbance, suitability of a mobile home for an essential worker dwelling when there were properties for sale in the vicinity, previous failed use of the land and the applicant's lack of expertise. Councillor Seymour considered that the applicant should be able to demonstrate the business was a going concern before seeking a dwelling on the site.

Mr D Murray, a local resident, also spoke to oppose both applications, in terms of noise nuisance from use, increased traffic movements, the applicant's lack of expertise correlating with the risk of failure, the size of the proposed storage barn, the access route and impact upon neighbouring properties, possible use as a retail outlet, crime and security. He noted that planning policy supported employment generation but pointed out that the business was family owned and staffed.

Mr D Middleton, a local interested party, spoke in support of the application. He explained the nuances of wine growing, support available for vineyard owners, and his opinion that the vineyard would be an aesthetically pleasing, quiet agricultural use.

Mr P Burton, the applicant's agent, spoke to support both applications. He explained that the application was an on-going development of an existing vineyard, which would begin to show returns in the current year, and the proposals would allow for efficient business. He commented that wine making was a quiet activity, that the site was secure and the presence of an essential workers dwelling would supplement security. He stated that the application was compliant with local and national policy, represented economic growth and provided future employment opportunities as the business grew. He noted the applicant's good relationship with local residents and

highlighted that the plans had been amended to relocate the barn as a result of neighbour concerns.

The Planning Officer stated that the principle of development in this rural location was acceptable, and that the proposals represented essential buildings to support the business. She believed that the application was a discreet rural enterprise, with a neutral environmental impact. She noted that consultation responses had dwindled with each amendment to this application, with only one neighbour objection being received against the third and final amendment. In response to questions with regard to the essential workers dwelling, the Planning Officer commented that this could be locally determined and officers had, therefore, been steered by previous guidance in the Wrekin Local Plan, which indicated that new development for agricultural workers' dwellings could be permitted if the use concerned had been established for a minimum of three years, had been profitable for at least one year, and was financially sound and likely to remain so.

Whilst it was felt important to support rural businesses, Members expressed concerns regarding access to the site and also felt that until the longevity of the business could be proved, only temporary accommodation could be supported.

On being put to the vote it was unanimously

RESOLVED – that with respect to planning application TWC/2012/0974 the Development Management Manager be authorised to grant planning permission subject to further negotiation for an alternative access, an appropriate condition regarding noise and further subject to the conditions as set out in the report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Manager).

(c) TWC/2012/0975 - Land Adjacent 8 The Avenue, Sugden, Shropshire, TF6 6ND

Members considered this proposal, for the provision of a temporary essential workers accommodation unit to support the establishment of a vineyard and wine making operation, in conjunction with planning application reference TWC/2012/0974 (above). Councillor J M Seymour, Ward Member, had requested that the application be determined by the Plans Board.

On being put to the vote it was unanimously

RESOLVED – that with respect to planning application TWC/2012/0975 the Development Management Manager be authorised to grant planning permission subject to further negotiation for an alternative access and further subject to the conditions as set out in the report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Manager).

(d) 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. This application had been deferred at the meeting of the Board on 20 March 2013 to enable Members to undertake a site visit.

The Planning Officer commented upon the site visit in terms of the existing Tree Preservation Orders, landscaping, ground levels, and highways.

Some Members expressed concern regarding drainage and the visual impact upon the neighbouring property (number 11) and were advised that the applicant had provided a more up to date block plan which the Planning Officer tabled. The Planning Officer also noted that the drainage officer had not raised any issues. Some Members also expressed concerns regarding over-development of the site and discussion took place regarding the Tree Preservation Orders and root protection scheme. Some Members noted that the neighbouring property (number 11) could be overshadowed by permitted development and that the affected windows were not main living rooms. It was also noted that Arleston Village had a mixed visual impact.

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

RESOLVED – that with respect to planning application TWC/2012/1004 planning permission be granted subject to the retention of the Copper Beech Tree (T1) at the front of the property and an appropriate landscaping scheme including hedging adjacent to No 11; and further subject to the conditions as set out in the report.

(e) TWC/2013/0186 - Gladstone House, High Street, Hadley, Telford, Shropshire, TF1 5NF

On 24 January 2013, Plans Board granted planning permission for planning application reference TWC/2011/0953 which related to the redevelopment of Hadley District Centre to include the erection of a new foodstore (371sq m) 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. This application sought approval for the variation of condition 20 (approved plans) of that application to increase phase 2 floor space from 385sqm to 392sqm, change of use of Unit 3 (within phase 1) from Use Classes A1, A2, A3 or A5 to a Dental Practice (Use Class D1), changes to phase 2 elevations and associated service yard and open space.

Members were unanimously supportive of the proposals, being particularly delighted to note that a tenant had been secured for the proposed dental practice.

RESOLVED – that with respect to planning application TWC/2013/0186 planning permission be granted subject to the conditions as set out in the report.

The meeting ended at 7.22pm

Chairman:

Date: