

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 1 May 2013 at 6.00pm in the Auditorium, Abraham Darby Academy, Hill Top, Ironbridge Road, Madeley, Telford

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

ALSO PRESENT: Councillor G M Green (for planning application TWC/2013/0190)

PB-104 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 10 April 2013 be confirmed and signed by the Chairman.

PB-105 APOLOGIES FOR ABSENCE

Councillor G C W Reynolds

PB-106 DECLARATIONS OF INTEREST

In relation to planning application TWC/2013/0059 Councillors F M Bould and C R Turley stated that they were members of Great Dawley Parish Council, but had not taken part in any discussion of the application by the Parish Council.

PB-107 DEFERRED/WITHDRAWN APPLICATIONS

None.

PB-108 SITE VISITS

RESOLVED – that a site visit takes place at 4.30pm on Wednesday, 22 May 2013 at Park Inn, Ironbridge Road, Madeley, Telford, Shropshire, TF7 5JU in respect of planning application TWC/2013/0190.

PB-109 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 application TWC/2013/0199.

(a) TWC/2013/0059 - 18 Eyton Road, Dawley, Telford, Shropshire, TF4 2DN

This was a full planning application for the change of use from A1 (Retail) to part A1 (Retail) and part A5 (Hot Food Takeaway) together with external alterations to include an extractor fan at Eyton Stores in Dawley. The Development Management

Service Delivery Manager considered that due to the significant local interest received in this application, the application should be considered by Plans Board. The application had subsequently been deferred at the meeting of the Plans Board on 10 April 2013 to enable Members to undertake a site visit.

Mrs J Wallace, a local resident, spoke to oppose the application on the grounds of increased noise and disturbance to local residents that would result from this change of use. She shared the concerns of the Council's Environmental Health Officer regarding the ventilation/odour abatement system, and there were worries that, if granted, the opening hours might be extended at some future date.

Mr and Mrs M Singh, the applicants, spoke in support of the application. They referred to a 600 signature petition in favour of the application, which demonstrated a need for a hot food takeaway shop in this area. There was already established commercial use of the site, and there was adequate parking in front of the existing shop given that most customers would walk to the premises. The existing shop did not have a problem with young people hanging around outside, and they would put up cameras, if necessary, to deter any anti-social behaviour, in addition to extra litter bins. In relation to the proposed ventilation system, they would try and hide the flue behind a wall. Although the opening hours applied for were until 21:30 hours, it was the intention to close the takeaway at 21:00 hours.

Members shared the concerns detailed in the report regarding the lack of information about the proposed ventilation and odour abatement system. Recalling the site visit undertaken that afternoon, Members noted that the premises was in a densely populated residential area which they did not consider to be a suitable location for a hot food takeaway due to the adverse impact upon neighbouring dwellings, noting that the shop was once a dwelling and not a local centre. This would be an additional business to the existing shop, but the application did not provide any additional parking. Increased on-street parking would adversely impact on a busy road and adjacent bus stop, in addition to concerns regarding manoeuvring of vehicles onto the highway. Members also considered that the size of the proposed premises was unlikely to be adequate for such a use. On balance, therefore, Members accepted the Planning Officer's assertion that the application was contrary to local and national policies and did not consider that this application was acceptable.

On being put to the vote it was unanimously:

RESOLVED – that the application be refused for the following reasons:

(1) the proposed development will have an adverse impact on the residential amenities presently enjoyed by neighbouring dwellings by virtue of unacceptable levels of disruption from noise and odour which will be generated from the proposed development. Furthermore, the Local Planning Authority considers that this established residential area is unsuitable for such businesses, which are more suited to local and district centres. Accordingly the proposal is contrary to policies CS5 and CS13 of the Core Strategy and the National Planning Policy Framework; and

(2) the application lacks in supporting information relating to the proposed ventilation and odour abatement systems. The Local Planning Authority is unable to fully assess the impact of the proposed scheme on neighbouring dwellings as a result of this lack of information, in conflict with the National Planning Policy Framework.

After the vote had been taken, Members did express further concerns about highway issues and confirmed to the Planning Development Manager that they would like to add highway issues as a further reason for refusal.

(b) TWC/2013/0199 - Raven Cottage, 3 Kynnersley, Telford, Shropshire, TF6 6DX

This was an application for the erection of a timber structure at the front of the property for use as a shop (A1). There was an existing informal arrangement with produce sold from a barrow within the front garden. Councillor S Bentley, Ward Member, had requested that the application be determined by the Plans Board; this application had subsequently been deferred at the meeting of the Board on 10 April 2013 to enable Members to undertake a site visit. An update report was tabled which outlined a letter of support received since the main report had been written.

Mr G Chesters, the applicant's agent, spoke in support of the application. This was a low key development which would not have any significant impact on vehicle movements or parking. The current barrow had been operating for 12 months without any complaints or issues regarding traffic. The applicant was willing to accept a 12 month temporary consent being granted, but requested that this timescale should commence only once the shop was in operation. Concern was also raised regarding the necessity for drainage conditions taking account of the scale of the development.

Members welcomed the development of this small business which provided a facility for the local community in Kynnersley, currently without a shop. In view of the reservations that had been expressed regarding highway safety and residential amenity, it was considered that a one year temporary consent would be appropriate to give time for the impact of the proposals to be properly monitored and assessed. The Planning Officer advised that there was no objection to the request for the temporary consent to take effect from the date the shop opened.

Referring to the site visit that afternoon, Members considered that the existing barrow was quite attractive and that, provided it was not used to sell anything, there was not a need to condition its removal. It was also suggested that the proposed conditions relating to drainage were removed.

On being put to the vote it was unanimously:

RESOLVED – that with respect to planning application TWC/2013/0199 planning permission be granted subject to the condition relating to a temporary permission from one year of opening, restriction of goods for sale, hours of operation and approved plans.

(c) TWC/2013/0203 - Land adjacent to Old Park Primary School, Brunel Road, Dawley, Telford, Shropshire

This was a proposal for the change of use from a public amenity area to private education land to create a garden area to enable students of Old Park Primary School to develop environmental learning. The proposal also included the relocation of 2.5m high vertical bar security fencing and the erection of additional 1.2m high traditional wooden pallisade fencing.

Members welcomed this proposal, considering that the creation of a safe working environment and protection of natural habitat was consistent with local policy relating to development in the Green Network through the provision of a valuable facility for both the school and local community.

On being put to the vote it was unanimously:

RESOLVED – that with respect to planning application TWC/2013/0203 planning permission be granted, subject to the conditions as set out in the report.

The meeting ended at 6.26 pm

Chairman:

Date: