

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 22 May 2013 at 6.00pm in Training Rooms 5/6, AFC Telford United Learning Centre, off Haybridge Road, Wellington, Telford

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

ALSO PRESENT: Councillors G M Green (for planning application TWC/2013/0190), J.M. Seymour (for planning application TWC/2013/0166) and P R Watling (for planning application TWC/2013/0190)

PB-110 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on Wednesday, 1 May 2013 be confirmed and signed by the Chairman.

PB-111 APOLOGIES FOR ABSENCE

Councillors N A Dugmore, R T Kiernan and G C W Reynolds

PB-112 DECLARATIONS OF INTEREST

In relation to planning application TWC/2013/0208, Councillors I T W Fletcher and V A Fletcher stated that they were members of St Georges & Priorslee Parish Council, but had not taken part in any discussion of the application by the Parish Council.

Councillor S A W Reynolds declared a personal interest – as Treasurer of the Parent Teacher Association at Teagues Bridge County Primary School - in relation to planning application TWC/2013/0246

In relation to planning application TWC/2013/0092, Councillor F M Bould stated that she was a member of Great Dawley and Dawley Magna Parish Councils, but had not taken part in any discussion of the application by the Parish Council.

PB-113 DEFERRED/WITHDRAWN APPLICATIONS

The Chair reported that item 7 on the agenda – ‘Invest in Telford – Planning Update’ was being deferred for further consultation. The report would be brought back to the next meeting on 12 June 2013.

PB-114 SITE VISITS

The Chair advised that Officers had recommended a site visit to land off Lightmoor Way, Horsehay which was subject to an outline application for 200 residential

dwellings with associated highways, open space and associated works. This application was to be presented to the Board for determination at the next meeting.

RESOLVED – that a site visit takes place at 4.30pm on Wednesday 12 June 2013 at land off Lightmoor Way, Horsehay in respect of planning application TWC/2012/0926.

PB-115 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/2012/0609, TWC/2013/0181, TWC/2013/0208 and TWC/2013/0246.

(a) TWC/2012/0609 - Land at Former Woodlands Primary School, Wensley Green, Telford, Shropshire, TF7 5NW

This was a Council outline application for residential development for up to 87 dwellings with associated infrastructure including an attenuation pond. All matters other than access (ie appearance, landscaping, layout and scale) were “reserved matters” for consideration at a later stage via a separate application(s). Access was proposed to be from Mound Way and Park Lane and the proposal also included the creation of a new direct pedestrian link from Woodside Local Centre to the new Abraham Darby Campus via a toucan crossing across Ironbridge Road. This link would now be provided by the developer as part of the detailed design, and so was now removed from the planning obligations.

The applicant had noted that the new parking facilities to be created off Mound Way (subject to a separate planning application later on this agenda) would be provided through an undertaking rather than to a specific figure. The Parks and Open Space contribution of £150,000 remained the same, but the provision and maintenance of play facilities and open spaces near to the application site would be dependent on securing other funding sources.

Members commented on the loss of the playing pitches on the site, and the Planning Officer confirmed that Sport England were satisfied that the delivery of new playing fields at other school sites mitigated the qualitative loss at the application site, and that the provision of pitches on the new Abraham Darby/Woodlands Primary site had improved the community access arrangements. It was emphasised that this application was linked to the Building Schools for the Future programme which benefitted the whole Borough. In relation to a question concerning the contribution for new parking facilities off Mound Way (subject of a separate application TWC/2013/0181), it was confirmed that the funding would be provided from the capital receipt for the former Woodlands school site, but that some flexibility was being exercised. The Solicitor advised that the undertaking to provide parking facilities was a planning obligation that could be enforced.

RESOLVED – that with respect to planning application TWC/2012/0609, delegated authority be granted to the Development Management Manager to grant outline planning permission, subject to:

- a) the applicants entering into a Memorandum between departments of the Council (on terms to be agreed by the Development Management Manager) relating to a contribution of £150k towards the provision, maintenance or enhancement of play equipment, facilities or open space near to the application site; and the provision of new parking facilities off Mound Way;
- b) the conditions as set out in the report (with authority to finalise conditions being delegated to the Development Management Service Delivery Manager).

(b) TWC/2013/0092 - Queens Arms, Southall Road, Dawley, Telford, Shropshire, TF4 3LY

This was a proposal for the demolition of existing vacant public house and the erection of a two storey building to accommodate a ground floor retail unit (use class A1) and 7no. one-bedroom flats at first floor level. Councillor C B A Elliott, Ward Member, had requested that this application be determined by the Plans Board.

The Applicant's Agent, Mr T Wilkinson, spoke in support of the proposals. He advised that the applicants had sought to address any concerns that had been raised about the scheme. During the pre-application process, the roof had been re-designed to allay any concerns about the impact on neighbouring properties, and amendments made to access arrangements for the site further to concerns raised by the Highways Engineer. This included a new dropped kerb and reducing the height of the boundary wall along Hinksay Road.

Members welcomed the proposed re-use of this site, which was becoming an eyesore in its present condition. In response to questions from Members, the Planning Officer advised that the 18 proposed parking spaces were considered sufficient for use by both residents of the flats and customers of the retail unit, and that, if any problems arose with on-street parking in the vicinity, the Highways Engineer could be requested to consider the provision of double yellow lines.

RESOLVED – that with respect to planning application TWC/2013/0092, planning permission be granted, subject to the conditions as set out in the report.

(c) TWC/2013/0166 - The Old Barn, Malt House Bank, Little Wenlock, Telford, Shropshire, TF6 5BN

Councillor J M Seymour, Ward Member had requested that this retrospective application for change of use from a carpentry workshop (use class B1) to a mechanics workshop (use class B2) be determined by the Plans Board.

Councillor J Esp, representing Little Wenlock Parish Council, spoke to oppose the application. The Parish Council considered that the change of use could lead to possible inappropriate industrial uses in the future, and that the proposal contravened the Parish Plan. The existing class use was appropriate for a rural area, and there was no reason that another rural business could be found for these premises.

Councillor J M Seymour, Ward Member, also spoke in opposition to the application. There were concerns locally about having a B2 class premises close to a rural village, and what future activities the site might be used for – particularly if there was a change of landowner. It was requested that any change of use to B2 should be linked to the current tenancy rather than the landowner.

The applicant, Mr R Roberts, spoke in support of the application. He had been approached by a local person about using the premises as a small mechanics workshop. He felt it was an appropriate, small-scale use, and, given that the site was an outbuilding of his farm, he would not want any activity to cause any nuisance or eyesore.

The Planning Officer advised that the concerns regarding future use of the premises had sought to be addressed by imposing a condition to restrict the proposed B2 use to the applicant only. However, a personal consent could be used to distinguish between the applicant/landowner and the tenant, so that any approval was linked to the current tenancy. Members felt that this would be a sufficient safeguard against any future use that might be inappropriate for this site.

RESOLVED – that with respect to planning application TWC/2013/0166, planning permission be granted, subject to the conditions in the report, and that authority be delegated to the Development Management Manager to impose appropriate conditions (which may include making the consent personal and/or temporary) to ensure that the use permitted by the consent is limited to reflect the current use which is taking place on the site.

(d) TWC/2013/0181 - Land at Mound Way, Madeley, Telford, Shropshire, TF7 5HN

This was a Council application seeking full planning permission for the construction of a parking area on land adjoining Mound Way, Woodside. The proposals also included a new footpath to link the parking area to crossing points along Mound Way. The proposals would address ongoing parking and drop off problems related to the new Woodlands Primary School on Ironbridge Road in Madeley.

The Planning Officer reported that the original recommendation to include highways contributions was duplicated as costs had been addressed in respect of application TWC/2012/0609 (considered earlier on the agenda). An amended recommendation had therefore been circulated as part of the update report.

RESOLVED – that with respect to planning application TWC/2013/0181, planning permission be granted, subject to the amended conditions contained in the update report.

(e) TWC/2013/0190 - Park Inn, Ironbridge Road, Madeley, Telford, Shropshire, TF7 5JU

This was a full planning application for the erection of 7no two-bedroomed terraced houses following the demolition of the existing public house and outbuildings.

Councillor G M Green, Ward Member, had requested that this application be determined by the Plan Board and the application had subsequently been deferred at the meeting of the Board on 1 May 2013 to enable Members to undertake a site visit.

Councillor P R Watling, Ward Member, spoke to reflect the concerns of local residents who felt that the design of the development was not suitable for the site, with inadequate parking provision and the access to the rear being inadequate and dangerous to pedestrians and other vehicles. While the re-development of the site was welcome, it was requested that further discussions should take place with the applicant to secure a better scheme.

Councillor G M Green, Ward Member, welcomed investment in the area but expressed her concerns regarding highway safety with regard to access and visibility splays and insufficient parking provision. There were issues of safety for local children going to and from school, and the lack of parking provision could lead to further on-street parking problems close to a very difficult junction.

Mrs D Roberts, spoke on behalf of local residents to object to the proposals on the grounds of highway safety and inadequate parking provision. There were already traffic problems at the adjacent junction with Ironbridge Road due to parked cars and lack of visibility, and it was considered that this scheme would make matters worse.

The Applicant's Agent had registered to speak, but was not in attendance at the meeting.

The Planning Officer referred to the site visit that Members had undertaken, and that on balance it was considered that the scheme was acceptable, and that the applicant had tried to address any design issues.

Some Members expressed concern at the proposed access to the rear of the site, particularly the height of the boundary wall. This significantly reduced the visibility, and it was suggested that the wall should be lowered to make access safer. Other Members referred to the fact that the rear access had previously been used when the public house was operational, and that there was no record of any road accidents in the immediate area around the site. The Planning Officer advised that the scheme before Members was the best one that they had been able to negotiate with the applicant, and that the lowering of the boundary wall could have implications for residential amenity and privacy.

RESOLVED – that with respect to planning application TWC/2013/0190, planning permission be granted, subject to the conditions as set out in the report.

(f) TWC/2013/0208 - Land at Furnace Road, Telford, Shropshire

This was a proposal seeking full planning consent for 23no. affordable residential units including access, parking and associated infrastructure.

The Applicant's Agent, Ms S Worthington, spoke in support of the proposals. The application was on behalf of Sanctuary Housing Association, and would provide mostly social rented residential units and some for shared ownership. The applicant had worked hard with Council Officers on this scheme.

The Planning Officer reported that that there had been a lot of discussions with the applicant on landscaping, boundary treatment and design, and amended plans and additional details had been submitted. Additional comments on the amended proposal were contained in an update report. This included a request from Highways for a CTAAP Section 106 contribution of just over £28,000.

Members considered that the amended scheme addressed most of the concerns that had been raised about the development, and welcomed the tidying-up of a brown-field site and the provision of social housing units.

RESOLVED – that with respect to planning application TWC/2013/0208, delegated authority be granted to the Development Management Manager to grant planning permission, subject to the applicant entering into a Section 106 agreement for no less than 38% affordable housing, £11,000 towards off site leisure and play facilities, £28,019.96 to Highways in respect of CTAAP contributions and £2,000 for monitoring costs; and to the conditions as set out in the report.

(g) TWC/2013/0246 - Teagues Bridge County Primary School, Teagues Crescent, Trench, Telford, Shropshire, TF2 6RE

This Council application sought planning permission for three separate extensions to the existing School buildings: a 3 base classroom with associated toilet facilities; an entrance canopy; and a hall extension and store room.

The Planning Officer reported that comments from the Ecologist had now been received, and that additional Ecology informatives had been included in the proposed conditions, as shown in the update report.

RESOLVED – that with respect to planning application TWC/2013/0246, planning permission be granted, subject to the amended conditions as set out in the update report.

PB-116 DELIVERING “INVEST IN TELFORD” THROUGH DEVELOPMENT MANAGEMENT

As advised by the Chair earlier, consideration of this report had been deferred to a future date.

The meeting ended at 7.33 pm

Chairman:

Date: