

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 12 June 2013 at 6.00pm in the Walker Room, Meeting Point House, Telford

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, J Loveridge (as substitute for Councillor K R Guy), A S Jhawar, R T Kiernan, A A Meredith (as substitute for Councillor I T W Fletcher), G C W Reynolds, S A W Reynolds and C R Turley

ALSO PRESENT: Councillors A D McClements (for planning application TWC/2013/0207) and C P R Mollett (for planning application TWC/2012/0926).

PC-001 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 22 May 2013 be confirmed and signed by the Chairman.

PC-002 APOLOGIES FOR ABSENCE

Councillors I T W Fletcher and K R Guy

PC-003 DECLARATIONS OF INTEREST

None.

PC-004 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-005 SITE VISITS

RESOLVED – that site visits be made in respect of the following applications on Wednesday, 3 July 2013:-

3.30pm – TWC/2013/0297 – Land off Edgmond Road, Newport, Shropshire

4.00pm (approx) – TWC/2013//0312 - 9 Woodcote, Telford, Shropshire, TF10 9BW

4.40pm (approx) – TWC/2013/0207 - Garages to rear of 44 & 46 Dawley Road, Arleston, Telford, Shropshire

PC-006 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report and the supplementary information tabled at the meeting regarding planning application TWC/2012/0926.

(a) TWC/2012/0926 - Land off Lightmoor Way, Horsehay, Telford, Shropshire

This was an outline application for the erection of 200 new houses and public open space with all matters reserved for later consideration (namely access, scale, layout, appearance and landscaping). There would be 25% affordable housing providing a mix of properties for shared ownership and social rent. Access to the site was indicatively shown from the site's south east corner off the road that led into the Doseley Pipeworks off Lightmoor Way.

The area had been subject to significant change over the previous decade with approval and phased implementation of the Lightmoor Village development and the Woodlands housing development. Furthermore, an outline planning application had been submitted for residential development at Doseley Pipeworks following vacation of the site by its operators.

A site visit had taken place in the afternoon before the meeting.

Councillor C P R Mollett, Ward Member, had requested that the application be determined by the Planning Committee. Councillor Mollett spoke in opposition to the proposals on the grounds that the rural character of Horsehay village would be lost, loss of green amenity space and wildlife and that, in light of the scale of development in the surrounding area, development at this site was unnecessary.

Mr R Collier, a local resident, also spoke against the application on the grounds of loss of privacy, loss of open space and green network, impact on wildlife, traffic issues, impact on the village's rural character, housing needs in light of nearby developments, and the proposed play areas not being appropriate for the age profile of the local population.

Ms S Rowlands, the Applicant's Agent, spoke in support of the application, explaining wildlife considerations and highlighting relevant planning policy.

The Planning Officer provided clarification on the position with regard to the loss of employment land, advising that the land had been designated as "committed employment land" with designated "Green Network" around its edges over 20 years ago to allow for the expansion of the pipeworks onto the site but that this use was not now required as the pipeworks site was being vacated. If the land remained allocated for employment use, a number of industrial uses could take place on the land. The Planning Officer advised that there was not a shortage of employment land in the Borough and the National Planning Policy Framework was supportive of boosting housing supply and sustainable development.

The Assistant Director: Planning Specialist also reminded Members of government guidance pertinent to the provision of housing and inappropriate protection of employment land, and reminded Members of nearby sites available for employment use at Halesfield, Stafford Park and Hortonwood.

In response to questioning, the Planning Officer also confirmed that the half-pipe skate park would be provided off-site due to a lack of space on-site and the potential noise impact if the park was located in too close proximity to residential dwellings.

She also confirmed that she was not aware of any hoarding boards which advertised the land for employment use. The Planning Officer also confirmed that the onus was upon the developer to demonstrate the stability of the slope at the north east corner of the site and conditions would prevent development within 10m of the slope edge. In addition, she explained that some Tree Preservation Orders existed on the site, and the retention of trees was as per the illustrative layout. Further clarification was provided on the position with regard to education contributions, as set out in the update report, which also set out the up-to-date position regarding ground conditions and contaminated land, highways and works to new Lightmoor roundabout.

Some Members expressed sympathy with local opposition to the application and raised particular concerns regarding the loss of employment land and limited education contributions. However, other Members noted that employment land was not in short supply, that a significant amount of affordable housing was proposed for individuals with local links and, referring to the site visit, did not note evidence of the current use of the site for leisure or recreation. The majority of Members therefore considered that taking into account all material planning considerations, on balance, the application could be justified despite policy conflicts.

RESOLVED – that with respect to planning application TWC/2012/0926 the Development Management Service Delivery Manager be authorised to grant planning permission subject to:-

(a) satisfactory discussions regarding an education commuted sum and if a satisfactory commuted sum cannot be agreed then the application will be presented to the Committee for determination;

(b) the applicant entering into a Section 106 Agreement to provide 25% affordable housing and financial contributions of £5,000 towards Travel Plan monitoring, £490 per dwelling towards public bus transport subsidy, £350 per tree planted in the adopted highway, S106 monitoring (£1,000 plus £500 per covenant);

(c) receipt of satisfactory comments from the Council's Environmental Health Officer regarding contaminated land and any necessary conditions;

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 Service Delivery Manager)

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

This application had been presented to the Plans Board meeting which took place on 27 February 2013 and Members granted planning permission subject to the applicant entering into a section 106 agreement for financial contributions of £26,944 towards primary and education provision, £4,800 to Parks and Open Spaces and 40% affordable homes. However, it had subsequently been noted that the original calculation for primary education provision had not included the usual discount applied for affordable dwellings and, following re-calculation, a reduced contribution of £16,166 towards primary education provision was sought.

RESOLVED – that with respect to planning application TWC/2012/0961 the Development Management Service Delivery Manager be authorised to grant planning permission subject to the applicant entering into a s106 agreement to provide financial contributions of £16,166 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 report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager)

(c) TWC/2013/0281 - Southall School, Rowan Avenue, Dawley, Telford, Shropshire, TF4 3PX

This was a Council proposal for the erection of a combined two court sports hall with changing facilities and a Student Support Base building on a single level; a new single-storey Art Therapy block; and amendments to existing school driveway to create 13no. new car parking spaces for staff use. Since the publication of the report, negotiations regarding the impact of the proposed car parking spaces on neighbouring trees had reopened and Officers sought authority to negotiate a satisfactory layout.

Councillor N A Dugmore expressed concern regarding the proposed timber cladding but Members were generally very welcoming of the proposals and associated benefits for students and the community.

RESOLVED – that with respect to planning application TWC/2013/0281 the Development Management Service Delivery Manager be authorised to grant planning permission subject to satisfactory measures to address the parking spaces and the neighbouring boundary trees and further subject to the conditions as set out in the report.

The meeting ended at 6.50pm

Chairman:

Date: