

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 16 October 2013 at 6.00pm in the Auditorium, Abraham Darby Academy, Hill Top, Ironbridge Road, Madeley, Telford

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, I T W Fletcher, A S Jhavar, J Loveridge, G C W Reynolds, S A W Reynolds and C R Turley

PC-041 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on Wednesday, 25 September be confirmed and signed by the Chairman.

PC-042 APOLOGIES FOR ABSENCE

Councillor R T Kiernan.

PC-043 ANNOUNCEMENT

The Chairman advised the Committee that in order to accommodate business and determine applications in a timely manner, an additional meeting of the Planning Committee was required.

RESOLVED – that a meeting be held on Wednesday, 11 December 2013 at 6.00pm.

PC-044 DECLARATIONS OF INTEREST

Cllr C R Turley commented on his position regarding planning applications TWC/2013/0612 and TWC/2013/0618 but stated that, in the circumstances he would not be withdrawing from the meeting for either item.

PC-045 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-046 SITE VISITS

RESOLVED – that site visits take place in relation to the following applications on Wednesday, 6 November 2013:-

TWC/2013/0265 – The Mount, 1 Haygate Road Wellington Telford TF1 1QX – 4.00pm;
and

TWC/2013/0676 – Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford, TF2 7AB – 4.20pm (approx)

PC-047 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 applications TWC/2013/0592, TWC/2013/0606, TWC/2013/0612 and TWC/2013/0618.

- (a) TWC/2013/0592 - Former Ever Ready Factory, Hinkshay Road, Dawley, Telford, Shropshire

This was an outline planning application for up to 165 dwellings and associated open space and infrastructure with all matters reserved for consideration at a later stage. An update report was tabled which informed Members of further consultation responses and the applicant's representations relating to the proposed Section 106 Agreement regarding the timing and mechanism of the provision of viability information.

Members welcomed the proposals to develop this derelict site and provide an enhanced entrance into the Town Park, which would also compliment the wider regeneration of Dawley. The Planning Officer's standpoint regarding affordable housing and viability was supported.

RESOLVED – that with respect to planning application REFERENCE the Development Management Manager be authorised to grant outline planning permission subject to:-

- (A) The landowner/applicants entering into a Section 106 agreement with the Council (terms to be agreed by the Service Delivery Manager of Development Management) relating to:
- (i) Provision of 38% of dwellings built in each Phase of development to be affordable;
 - (ii) A contribution of £100,000 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 £405,036 based on a scheme of 165 dwellings and the housing mix provided;
 - (iv) The maintenance of informal open space to a detailed schedule of rates.
 - (v) Planning monitoring contribution.
- (B) The conditions set out in the main report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager)
- (C) Additional conditions as set out in the update report relating to Root Protection Area details and Protection of Hedgerows

(b) TWC/2013/0606 - Land Off, Hadley Park West, Hadley, Telford, Shropshire

This was an outline planning application for up to 68 dwellings with all matters except access reserved for consideration at a later stage. An update report was tabled which detailed comments received from the Parks and Open Spaces Officer.

Members generally welcomed this application and were delighted that funding had been secured for enhancement to the canal locks which were a distinctive part of local heritage.

On being put to the vote it was unanimously

RESOLVED – that with respect to planning application TWC/2013/0606 the Development Management Manager be authorised to grant planning permission subject to resolution of the matter regarding the Council's adoption costs in respect of the area of open space and to enable the Applicant an opportunity to review viability and further subject to the landowner/applicant entering into a Section 106 Agreement to provide 15% affordable housing and contributions of £16,100 towards highway improvements; £2000 towards monitoring of Travel Plan; £134,378 towards primary education provision; £600 per unit towards offsite play/recreation provision; £50,000 (indicative figure) towards maintenance of open space, and £100,000 towards canal enhancements, with £3500 monitoring costs, and further subject to the conditions set out in the report.

(c) TWC/2013/0612 - Telford Shopping Centre, Telford Town Centre, Telford, Shropshire

This was an outline application for the erection of a mixed use development comprising of Retail and Food and Beverage units (Use Classes A1-A4), Leisure (Use Class D2), Hotel (Use Class C1), reconfiguration of petrol filling station including the demolition of existing buildings and footbridges with associated landscaping, car parking, public realm and access and service arrangements

The Planning Officer presented a lengthy update report and Members were given some time to read the contents. The update report focussed mainly upon further representations received regarding provision of a bus station interchange and proposed alternative options following intensive discussions with the applicant and the main bus service operator (Arriva).

Mr V Rainsford, representing the Senior Citizen's Forum, highlighted the impact that the on-road facility initially proposed by the applicant would have upon elderly residents of the borough with regard to lengthy walking distances and lack of shelter. However, he reserved more detailed comments whilst negotiations continued.

Mr T Binnington, of the Applicant company, expressed the Applicant's support for regeneration of the area. He noted that the full details of the Masterplan would be worked up over a period of time but that it was important for the key principles to be

accepted at this stage. He felt that the Masterplan accorded with Council policy and had received public support at a recent exhibition.

The Planning Officer explained on-going negotiations regarding the provision of bus facilities, focussing on three schematic options: on road bus stations, refurbishment of existing facilities and a new facility situated on Brown Elm car park. In this regard, he advised Members that a Grampian condition was recommended as part of a Section 106 Agreement to ensure that development could not occur until a bus facility solution was in place. He also referred Members to the Car Parking Accumulation Study and the differing opinions between the applicant and Highways Officer as to the required number of spaces. He believed that the application fulfilled the requirements of the Central Telford Area Action Plan. He advised that discussions with the Highways Agency had resulted in the verbal removal of their Holding Direction, but that written confirmation was awaited.

Some Members sought assurance that the proposed Grampian condition was legally enforceable. The Development Management Service Delivery Manager assured Members that Grampian conditions were standard within the profession and the Legal Advisor indicated that they were often used by this Local Authority and that case law supported their enforceability. Some Members also sought assurances that a suitable bus facility would be available, commenting upon the practicalities of changing buses and pedestrian safety on the box road. In response, the Planning Officer indicated that Arriva were supportive of continued dialogue regarding the bus facility and that development would not occur until a solution that was fit for purpose was in place. He confirmed that with the reconfiguration of the box road to a two-way system, traffic flow and the character of the area would be substantially changed and, therefore, at-grade pedestrian crossings were preferred, subject to reserved matters applications and the Highways Officer's support regarding safety. However, the Planning Officer emphasised that the box road was not the subject of this planning application. With regard to questions on the potential for demolition within the red line, the Planning Officer indicated that the yellow boxes on the plan indicated new development on car parks, in particular the current Asda site would require redevelopment following the relocation of the supermarket. The Development Management Service Delivery Manager also pointed out that the Highway's Agency's "Holding Direction" did not constitute an objection but advised that the application could not be determined until it was withdrawn.

Members were supportive of the extensive investment into the Borough offered by this application and noting the Council's long-term ambitions for the town centre, welcomed the proposed reinvigoration of community identity and modernisation of facilities. Some Members welcomed the open dialogue between the applicant and the Council and were reassured by the Planning Officer's comments with regard to the bus facility and the legal advice regarding the proposed Grampian condition.

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

RESOLVED – that with respect to planning application TWC/2013/0612, subject to the Highways Agency withdrawing its Holding Direction, the Development Management Manager be authorised to grant planning permission subject to the applicants/landowners entering into a Section 106 Agreement to provide a

sum of monies comprising a maximum contribution of £1,503,679.60 for highway works (based on an agreed methodology); £163,000 Public Art; £50,000 for Travel Plan monitoring; £10,000 for planning/financial monitoring and incorporating a covenant that no development takes place within the development quarter comprising the area of the Bus Station until such time as the Council has approved details of replacement bus station and interchange facilities and these have been provided and further subject to the conditions set out in the report and additional conditions linking the permission to the Masterplan, car parking condition and Travel Plan condition directed by the Highways Agency as set out in the update report.

(d) TWC/2013/0618 - Land At Salthouse Road, Salthouse Road, Jackfield, Telford, TF8 7LP

The application sought approval for the stabilisation of 350m length of hillside and river bank including realignment and improvements to existing roadways, footpaths and accesses, creation of new car park, demolition of existing brick wall and associated felling of trees, regrading of land, landscaping works, diversion of overhead power lines and other utilities.

This was a cross boundary application with approximately 75% of the works falling within the administration boundary of Telford & Wrekin, and 25% within the administration of Shropshire Council. At its meeting on 8 October 2013, Shropshire Council's South Planning Committee had delegated authority to determine the whole application to Telford & Wrekin Council in accordance with Section 101(1) of the Local Government Act 1972.

Dr Jean Jones, the Ward Member for Shropshire Council's Broseley Ward addressed the Committee, complimenting the Council on securing funding for the works, and noting that residents' initial concerns with regard to the application had been somewhat allayed following consultation and discussions with Officers although she considered it important that residents retained a voice in liaison meetings. She welcomed the additional recommended conditions and thanked the Planning Officer for her work on the project.

Councillor Peter Smith, representing Broseley Town Council, expressed his support for the application and urged the Committee to approve the proposals. He noted that residents had initially been concerned by the proposals but appreciated Officers efforts to allay any apprehension during the course of consultation. He also sought regular meetings with stakeholders and a direct telephone line to the developer.

Graham Hollox, a Shropshire Resident, considered that the changes to the proposal outlined in the update were satisfactory and he commended the work of Officers to create a proposal that was satisfactory to all parties.

Mr N Rushton spoke on behalf of the Applicant, commenting upon the funding process, continued monitoring of the active landslide area and confirming that proposed conditions were satisfactory.

The Planning Officer referred to the site visit which had been undertaken in the afternoon, and also provided a photographic montage depicting the site including utilities above ground, proposed car parking sites, land failures at woodlands farm, water levels and areas for public realm improvements. She noted residents' initial concerns regarding the location of the compound and advised that a number of conditions had been proposed to mitigate concerns and that a restoration plan would be in place, with a standard 5 year maintenance plan which was over and above that requested. The Planning Officer drew Members' attention to the update report tabled which set out conditions agreed with Broseley Town Council. She also confirmed that points of clarification had been requested by the Environment Agency and that, whilst no objection had been raised, further discussions were necessary in this regard.

Members referred to the site visit which had taken place and considered that the stabilisation works were essential and consultation with residents was welcomed. The long term benefits to the area were highlighted and the proposals were fully supported. Comments were received regarding parking provision for residents of Calcutts Road following the works but it was noted that only temporary parking facilities had been requested as part of this application and more permanent facilities would need to be considered by Shropshire Council.

On being put to the vote it was unanimously

RESOLVED – that with respect to planning application TWC/2013/0618, subject to Environment Agency comments, the Development Management Manager, in consultation with Shropshire Council, be authorised to grant planning permission subject to the conditions set out in the report.

The meeting ended at 7.53pm

Chairman:

Date: