

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 4 September 2013 at 6.00pm in the Walker Room, Meeting Point House, Telford

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

ALSO PRESENT: Councillor J M Seymour

PC-026 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on 14 August 2013 be confirmed and signed by the Chairman.

PC-027 APOLOGIES FOR ABSENCE

Councillors I T W Fletcher, R T Kiernan and J Loveridge

PC-028 DECLARATIONS OF INTEREST

With reference to planning application TWC/2013/00508, Councillor A S Jhawar advised that he knew the applicant but stated that, in the circumstances, he would not be withdrawing from the meeting for that item.

PC-029 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-030 SITE VISITS

None.

PC-031 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/2013/0448 and TWC/2013/0574.

(a) TWC/2013/0448 - The Nyth, Moss Road, Wrockwardine Wood, Telford, Shropshire, TF2 7BL

This was an application for full planning permission for the demolition of existing semi detached dwellings (The Nyth and Erindale) and the erection of 3no. terraced dwellings and 9no. apartments with associated car parking and amenity area.

This application had been deferred at the meeting of the Committee on 14 August 2013 to enable Officers to explore the possibility for conversion of the existing buildings with the Applicant. The main report explained the Applicant's assertion that restoration was not a commercially viable option. An update report was also tabled which detailed the assessment of the building made by the Council's Conservation Officer.

Members noted the character and importance of the building to the history of the development of the original settlements of Telford and Wrekin and balanced this against the comments of the Conservation Officer and the applicant's explanation regarding viability. Although the loss of the building was somewhat lamented, in the circumstances, Members felt they were not in a position to refuse the application. However, Members considered that there may be salvageable items of local historical significance within the building and asked that the applicant be approached to work with Ironbridge Gorge Museum Trust in this regard.

On being put to the vote it was unanimously

RESOLVED – that with respect to planning application TWC/2013/0448 the Development Management Manager be authorised to grant planning permission subject to the applicants/landowners entering into a Section 106 Agreement for financial contributions of £7,200 for recreational facilities; £27,252 for education facilities in the vicinity; and appropriate monitoring costs and further subject to the conditions set out in the report and an Informative for the applicant to allow Ironbridge Gorge Museum Trust to salvage items of local historical significance prior to demolition.

(b) TWC/2013/0508 - Unit 2-10, Sutton Road, Admaston, Telford, Shropshire, TF5 0AY

This was an application for the installation of a pedestrian access and staff parking. Similar applications at the site had previously been refused and this application sought to address the reasons for refusal. Councillor J M Seymour, Ward Member, had requested that the application be determined by the Planning Committee.

Mr M Goldstraw, representing Wrockwardine Parish Council spoke in opposition to the application expressing concern for the motives of the application, noting that the design could easily be converted into a double vehicular access in the future which was central to previous applications. The Parish Council expressed concerns regarding parking in the lay-by, sought reinstatement of the wall and grass verge and suggested that, if Members were minded to grant the application, a wait limit be imposed upon the lay-by.

Councillor J M Seymour, Ward Member, addressed the Committee to oppose the application, referring to the planning history at the site and highlighting the impact on neighbouring property and a Copper Beech Tree within the grounds of 19 Station Road. She expressed concern regarding the potential use of the lay-by as a loading bay and considered that the design was not in keeping with the area.

Mrs H Hunt, spoke on behalf of local residents to oppose the application, noting that the area was an eyesore following the applicant's conversion of the verge to hardcore and sought that the landscaping be reinstated. Local residents considered that the gates were inappropriate and uncharacteristic, questioned whether the access was genuinely needed and the applicant's motives for making the application. Concern was also expressed regarding parking in the lay-by and highway safety. She also drew attention to the affect on the visual amenity of 19 Station Road.

The applicant, Mr J Singh, spoke in support of the application. He considered that the open nature of the gates would provide security and prevent issues with young people gathering behind the wall or incidents of vandalism. It was proposed that the gates would be used for pedestrian access only and would be locked with keyholder status restricted to staff. He also considered that the proposals would tidy up the area.

The Planning Officer explained that the application had been submitted to address the previous reasons for refusal and noted that the potential for vehicle access was mitigated by proposed conditions. She suggested an amendment to proposed condition 3, to refer to "railing" rather than "gate". The Planning Officer advised that the Copper Beech Tree which had been referred to was not protected and reminded Members of permitted development rights.

Members carefully considered the report and comments made by the applicant, particularly regarding security, however, the Committee shared some of the concerns raised by local residents. Concern was expressed regarding protection for the neighbour's Copper Beech Tree, landscaping, use of the lay-by for loading/unloading and parking, vehicular access, and the open design and height of the gate and railings. Members did not consider that a solid boundary would be less secure, particularly if the access was locked. The Planning Officer noted Tree Preservation regulations and commented that the foundation for the wall was not sufficient to require a root protection condition. Members also raised concerns regarding the lack of enforcement which had taken place in respect to the applicant's previous actions at the site, but the Assistant Director: Planning Specialist clarified government guidance enforcement action should not be undertaken until the application had been determined.

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

RESOLVED – that with respect to planning application TWC/2013/0508 the Development Management Manager be authorised to grant planning permission subject to satisfactory negotiation with the applicant regarding erection of a solid wall and pedestrian gate, landscaping and erection of bollards; and further subject to an approach to the Highways Officer to instigate parking restrictions and waiting limits on the lay-by; and further subject to appropriate conditions.

(c) TWC/2013/0574 - 45 Wrekin Avenue, Newport, Shropshire, TF10 7HQ

This was an application for the erection of a two storey dwelling and single detached garage with associated access. It was proposed to locate the dwelling on the side garden area of No.45 Wrekin Avenue. An update report was also tabled with comments from the Drainage Officer.

During the debate, one Member expressed some concern regarding the size of the plot but Members were generally supportive of the application and, on being put to the vote it was, by a majority,:

RESOLVED – that with respect to planning application TWC/2013/0574 planning permission be granted subject to the conditions as set out in the update report.

The meeting ended at 6.45pm

Chairman:

Date: