

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 25 September 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, V A Fletcher (as substitute for R T Kiernan), A S Jhawar, J Loveridge, C N Mason (as substitute for Councillor C R Turley), G C W Reynolds and S A W Reynolds

ALSO PRESENT:

PC-032 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on 4 September 2013 be confirmed and signed by the Chairman.

PC-033 APOLOGIES FOR ABSENCE

Councillors R T Kiernan and C R Turley

PC-034 DECLARATIONS OF INTEREST

Regarding planning application TWC/2013/0642, Cllr S A W Reynolds indicated that she was a Member of the Parish Council but she had not previously commented on the application.

PC-035 ANNOUNCEMENT

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

The Planning Officer made a presentation regarding changes in regulations relating to permitted development rights.

RESOLVED – that a meeting be held on Wednesday, 18 December 2013 at 6.00pm.

PC-036 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-037 SITE VISITS

RESOLVED – that a site visit takes place at 3.30pm on Wednesday, 16 October 2013 at land at Salthouse Road, Jackfield, Telford, TF8 7LP in respect of planning application TWC/2013/0618.

PC-038 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/2013/0567, TWC/2013/0613 and TWC/2013/0642.

- (a) TWC/2013/0567 - Caravan And Camping Centre, Stadium Way, Hadley, Telford, Shropshire, TF1 5NN

This was an outline application for the erection of 14no dwellings with all matters reserved. An update report was tabled which provided additional comments from the Parks and Open Spaces Officer.

Members were generally welcoming of the application which it was felt would compliment current regeneration in the surrounding area. However, reassurance and clarification was sought about access, footpaths and the location of the play area. Councillor V A Fletcher particularly sought reassurance that highways contributions would be used to provide a safe pedestrian link from the development across Britannia Way to enable safe access to the children's play area. The Planning Officer confirmed the intention for spending highways contributions as set out in the report.

On being put to the vote it was unanimously

RESOLVED – that with respect to planning application TWC/2013/0567 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 £14,000 towards primary education provision, £8,400 (to be finalised and agreed) to Parks and Open Spaces and £5000 for highway improvements, financial and monitoring costs of £1000 plus £500 per schedule and further subject to the conditions set out in the update report (with authority to finalise conditions to be delegated to the Development Management Service Delivery Manager).

- (b) TWC/2013/0613 - Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford, TF2 7AB

This was a proposal for the construction of a multi-purpose synthetic sports pitch and storage area with fenced enclosure, erection of 8no. flood lights, erection of retaining wall, construction of new pedestrian and vehicular accesses and associated landscaping. An update report was tabled which provided a summary of comments from Sport England and the Parks and Open Spaces Officer.

Opinions of Members were polarised regarding the community benefit to be obtained from the shared facilities that this application presented, with some Members expressing concern that the proposed new school would commandeer what were currently public facilities. Some Members were also concerned regarding the protection of "Tree 36" as recommended by the Arboricultural Officer, noise and light

pollution. Comments were also made that the proposed hockey pitch, whilst suitable for school use, would not be suitable for league hockey matches.

The Planning Officer advised that a Community Use Agreement had been negotiated although she was not aware of the terms. The Assistant Director: Planning Specialist reminded Members that children were a very important part of the community and that the application represented the best opportunity to make the best use of education and recreation facilities.

The Planning Officer also explained that all trees on the site would be retained through conditioning, that the proposed bund was primarily to mitigate against noise rather than light pollution, and that a lighting scheme had been submitted; lighting would be checked by Officers in conjunction with the Pollution Control Officer. The pitch surface was decided by the Building Schools for the Future Team and Sport England considered it to be sufficient, considering the school and recreation provision across the Borough.

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

RESOLVED – that with respect to planning application TWC/2013/0613 the Development Management Manager be authorised to grant planning permission 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/2013/0679 - Harveys The Furniture Store, Unit 9, Telford Bridge Retail Park, Colliers Way, Old Park, Telford, Shropshire, TF3 4PB

This was an application for the installation of a mezzanine floor extension.

Members welcomed the application in terms of the Council's "business supporting, business winning" aims. Some concern was expressed regarding traffic management at the retail park but the Assistant Director: Planning Specialist advised this was the responsibility of the site owners.

On being put to the vote it was unanimously

RESOLVED – that with respect to planning application TWC/2013/0679 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 £10,422 towards strategic highway infrastructure and further subject to the conditions set out in the report.

PC-039 URGENCY RESOLUTION – SECTION 100B(4), LOCAL GOVERNMENT ACT 1972

The Chairman of the meeting made the following statement:

"I am of the opinion that the following items of business should be dealt with as a matter of urgency at this meeting to avoid any unnecessary delay."

**PC-040 PLANNING APPLICATION TWC/2013/0642 - THE FOUNTAIN INN
CAR PARK, NEW ROAD, WROCKWARDINE WOOD, TELFORD,
SHROPSHIRE**

This was a full planning application for the erection of 2 semi-detached bungalows with associated amenity space and 3 parking spaces on the site of the car park to the former public house. Wrockwardine Wood and Trench Parish Council had requested that the application was determined by Planning Committee. An update report was tabled which set out an objection from Councillor E Carter.

Mr N Lassetter, the Applicant's Agent, spoke in support of the application, clarifying parking provision. He also noted that by the time the development had been built it was likely that the Wrockwardine Wood Arts College site would be closed, reducing on road parking issues.

Members welcomed the provision of bungalows and were reassured by the Planning Officers comments that it would be unlikely that 2 storey buildings could be approved on this site due to issues of overlook. Members were also reassured by comments regarding parking and the Development Management Service Delivery Manager agreed to relay comments regarding traffic safety measures along New Road to the Highways Officers.

On being put to the vote it was unanimously

RESOLVED – that with respect to planning application TWC/2013/0642 planning permission be granted subject to the conditions as set out in the update report.

The meeting ended at 7.02pm

Chairman:

Date: