

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 14 November 2012 at 6.00pm in the Reception Suite, Civic Offices, Telford, Shropshire

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, I T W Fletcher, J Loveridge, C P R Mollett (as substitute for R T Kiernan), S A W Reynolds, R J Sloan (as substitute for G C W Reynolds), M J Smith and C R Turley

ALSO PRESENT: Councillors A J Eade and A A Meredith (for planning application TWC/2011/0827)

PB-052 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 24 October 2012 be confirmed and signed by the Chairman subject to changing the date for the site visit in respect of planning application TWC/2011/0292 to Thursday, 29 November 2012.

PB-053 APOLOGIES FOR ABSENCE

Councillors R T Kiernan and G C W Reynolds

PB-054 DECLARATIONS OF INTEREST

Councillor N A Dugmore declared a non-pecuniary interest in planning application TWC/2012/059.

PB-055 DEFERRED/WITHDRAWN APPLICATIONS

Members were advised that with regard to planning application TWC/2011/0959 Isombridge Farm, Isombridge, Shropshire TF6 6NF, the Applicant's Agent had asked that consideration of the application be deferred to the meeting of the Plans Board on 12 December 2012.

RESOLVED – that determination of planning application TWC/2011/0959 be deferred until the meeting of the Plans Board on 12 December 2012.

PB-056 SITE VISITS

Members were reminded that a site visit had previously been agreed to take place at 3.00pm on Thursday, 29 November 2012 in respect of planning application TWC/2011/0292 – Land adjacent to Woodhouse Farm, Granville Road, Donnington Wood, Telford, Shropshire.

PB-057 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 application reference TWC/2012/0594 and TWC/2012/0706.

(a) TWC/2011/0827 - Land to the North of Audley Avenue, Newport, Shropshire

This was an outline application for the erection of up to 215 houses, highway works, public open space provision, allotments and associated infrastructure development following demolition of buildings. All matters other than means of access were reserved for consideration at a later stage via a separate application. Full details of the application were set out in the report. Members were reminded that this application was one of four applications submitted to the Council seeking consent for residential development in and around Newport. A site visit for this application had been undertaken earlier in the day.

Speaking on behalf of Newport Town Council, Councillor R Pitt opposed the application on the grounds that the proposals were premature in the absence of an adopted Local Plan. He raised issues of vehicular, emergency and pedestrian access, safety and parking. He noted the suggestion that ownership of the allotments be transferred to the Town Council and requested that a covenant be placed upon the playing fields to ensure they were protected against development.

Councillor A A Meredith, Borough Councillor for Newport South Ward, spoke in opposition to the application on the grounds of traffic safety and increased traffic generation, flooding of the cemetery and removal of opportunities to increase the cemetery's life span, the prematurity of the application with regard to the Local Plan and building upon Greenfield land.

Councillor A J Eade, Borough Councillor for Church Aston and Lilleshall Ward, spoke in opposition to the application regarding housing supply and need, building on Greenfield land when Brownfield sites remained available and the impact upon infrastructure particularly caused by the water table, increased traffic generation and school places at Burton Borough School. He urged Members to vote democratically and was assured by the Chair that the Plans Board was not predetermined.

Mr M Atherton, representing the Newport Regeneration Partnership, spoke against the application with regard to whether the affordable housing levels set out in the report were achievable in the current period of austerity, housing need and the level of house building beyond the current plan period (which had been reduced by the Inspector). In making this latter point he also questioned the prematurity of the application in the absence of a Local Plan.

The Applicant's Agent, Mr P Hill of RPS Planning and Development, spoke in support of the application raising issues regarding the delivery of affordable housing at this site, public consultation and the delivery of public open space, the phased nature of the development, maintenance of the bus gate, submission of a flood risk strategy, endorsement of noise assessments and the lack of objection from utilities in terms of infrastructure.

The Planning Officer referred Members of the Board to the detailed report before them, which explained that the proposals were compliant with national and local policies and emphasised that a lack of affordable housing was a main driver for Core Strategy policies CS1 and CS6(Newport). He further noted that development of the Council's new Local Plan (Shaping Places) was in its infancy and there were, therefore, no grounds to consider this application in relation to prematurity with an emerging Plan. He

drew Member's attention to the data set out in the report regarding delivery of housing and affordable housing in Newport to date and the housing trajectory beyond the end of the Core Strategy period. He noted that planning permission for residential development had recently been granted at Wellington Road (TWC/2011/0821) and Maynard's Croft (TWC/2012/0211) but indicated that those proposals alone would not meet identified needs. In addition, he drew attention to the sections of the report which addressed the impact on the highway network, drainage and flooding, physical and social community infrastructure, allotments, and noise issues. He clarified that delegated authority was sought as the Secretary of State had requested sight of the Board's decision and report.

Councillor I T W Fletcher questioned the policy implications for housing at the site in light of the Land Allocations Development Document not having been progressed beyond the Preferred Options stage. Councillor Fletcher noted that the site did not benefit from access to public transport but enhancements to public transport and associated infrastructure would be made as a result of development proposals being promoted on adjoining land which it was, therefore, suggested would bring benefits for this proposal. However, he understood that the adjoining proposals were the subject of an Appeal and public transport was, therefore, not secured. At that afternoon's site visit Councillor Fletcher had further noted that there had been high levels of HGV traffic and he was concerned that this could be increased. Councillor R J Sloan shared this concern and also expressed concern regarding the emergency access. In addition, Councillor Fletcher questioned why the recommendations in the report appeared to show a break with the housing policy for Newport as set out in the adopted Core Strategy which stated that Newport's local housing requirements would be met by approximately 60 new dwellings per annum. The Assistant Director: Planning Specialist was invited to respond to these points. He explained that the Land Allocations Development Document had not been adopted and was, therefore, not a policy consideration. He stressed that it was important to consider the proposals holistically and referred Members to the report before them which thoroughly addressed pertinent issues. In particular, the report comprehensively addressed transport issues and advised that there were no objections to the proposals from Highways Officers, subject to conditions as detailed. He stated that achieving the housing requirements set out in the report was consistent with current national and local policy and further noted concerns that the application was being rushed through the system. He pointed out that the Government had urged Councils to support sustainable development and that the emerging status of the Local Plan (Shaping Places) was not, therefore, a reason for refusal in this case. The Planning Officer reconfirmed that the Highways Officer had confirmed that access was acceptable. He also indicated that a covenant being placed upon the playing fields to ensure they were protected against development for a set period could be considered.

Councillor N A Dugmore questioned the calculations in the Strategic Housing Market Assessment which suggested that 124 affordable dwellings were required each year over a twenty year period to meet the needs of Newport residents. In light of recent applications from developers to reduce S106 affordable housing contributions as a result of the economic climate, he did not believe that this was feasible. While Councillor Dugmore welcomed the proposed transfer of ownership of both the playing pitches and Shuker Field, he was disappointed that this was not accompanied by a financial contribution towards ongoing maintenance. Councillor Dugmore expressed further concerns regarding HGV traffic levels, drainage issues particularly affecting the cemetery, and the future impact upon the sewerage treatment plant. Overall he considered that the proposals for access were poorly designed and sought clarification that if Members were minded to grant permission at this stage, access would be non-

negotiable. In response, the Planning Officer confirmed that access formed part of this outline application and was not a reserved matter. The Assistant Director: Planning Specialist advised that Highways were satisfied with the access proposals as set out in the application so there had been no reason to refuse this element of the proposals. Similarly, Education, Leisure and Parks and Open Spaces Officers had been fully consulted and their responses were detailed in the report.

Taking a holistic view, Councillor C R Turley considered that the proposals represented sustainable development and were, therefore, National Planning Policy Framework (NPPF) compliant. He noted that this was supported by the Planning Inspector's endorsement and enhancement of the Council's approach regarding the quantum of housing to be delivered in Newport over the Core Strategy period. The Assistant Director: Planning Specialist commented in this regard that the Inspector had also recognised that as Newport was not as well-provided with Brownfield opportunities as other areas in Telford that a higher proportion of Greenfield development may be unavoidable if the proposed dwelling numbers were to be achieved in Newport.

Councillor S A W Reynolds also noted paragraph 187 of the NPPF regarding sustainable development together with the current Government's intention to relax Planning laws. She commented that it was her understanding that there were no Brownfield sites in Newport which would accommodate a development of this size.

At the end of the debate, the recommendations set out in the report were proposed and seconded. In accordance with Committee Procedure Rule 12 and at the request of Councillors J C Minor and R J Sloan, a recorded vote was taken, the voting being as follows:

For: 6
Councillors J Loveridge, J C Minor, S A W Reynolds, R J Sloan, M J Smith and C R Turley

Against: 3
Councillors N A Dugmore, I T W Fletcher and C P R Mollett

Abstentions: 0

RESOLVED – that with respect to planning application TWC/2011/0827 the Development Management Manager be authorised to grant planning permission subject to:-

- (a) Confirmation from the Secretary of State that he does not wish to call in the application for determination;
- (b) The applicants/Council as landowner entering into a Section 106 agreement/Memorandum (signed by the Assistant Director: Development Business and Housing) with the Local Planning Authority (terms to be agreed by the Development Management Manager) relating to:
 - (i) Affordable housing, to include:

Provisions ensuring that 35% of the dwellings to be built shall be affordable housing either in number or value (to allow for the inclusion of more expensive specialised affordable housing where required);

Of the above 80% to be Rented Social Housing dwellings and the remaining 20% in Shared Ownership unless otherwise agreed with the Council;

Provisions ensuring that the affordable housing is provided throughout the development and not left to the latter stages and also that the houses are delivered in small clusters;

Inclusion of details to ensure lettings are prioritised to Newport area based residents;

Receipts from the disposal of any Shared Ownership dwellings to be recycled and used for the provision of further affordable housing.

(ii) Highways works, to include:

Off site highway infrastructure improvements - up to a maximum of £314,072;

Public transport service enhancements – up to a maximum of £120,000;

Public transport infrastructure (bus shelters) – up to a maximum of £10,000.

Timescale and triggers for the payment of the contributions to be agreed.

Details of reviews will need to be agreed to take into account whether other permissions have been or are likely to be granted or implemented in Newport and if not to reassess whether the maximum figures stated can still be justified for this development.

Travel Plan monitoring - £5,000.

(iii) Education infrastructure funds up to maximum of £529,878 provided the average number of bedrooms per dwelling across the development is under 3.35.

Timescale and triggers for the payment of the contributions to be agreed.

Details of reviews will need to be agreed to take into account whether other permissions have been or are likely to be granted or implemented in Newport and if not to reassess

whether the maximum figures stated can still be justified for this development.

- (iv) **The provision of Open Spaces, to include (if that option is exercised by the applicant) a transfer of the open space and recreation areas to the Council at a suitable time and with payment of a commuted sum for maintenance to be agreed. Or alternatively, provide for a residents management company to maintain those areas.**
 - (v) **Index linked financial contribution of £162,000 for the provision of a Neighbourhood Equipped Area of Play on land adjoining the application site as indicated on submitted drawings.**
 - (vi) **Provision of new allotment land of 0.22 hectares to be provided as an extension to the existing allotment site north of the application site and offered for transfer into the ownership of Newport Town Council.**
 - (vii) **The transfer of 1.6 hectares of privately owned land to Telford and Wrekin Council to be used for continued sports pitch provision as part of the enhanced Shukers Field playing fields area.**
 - (viii) **The transfer to Telford and Wrekin Council of land owned by the applicant that is developed as a new sports pitch adjacent to the Burton Borough School as indicated in the Playing Pitch Assessment Report; and**
 - (ix) **Provision of a Planning and Financial Monitoring contribution of £9,000.**
- (c) **the conditions set out in the report with authority to finalise conditions and reasons for approval to be delegated to the Development Management Manager.**
- (b) TWC/2012/0594 - Lord Silkin School, Stirchley, Telford, Shropshire, TF3 1FA

This was a Council application which sought outline planning permission for the demolition of the existing school buildings and sought the creation of a new integrated school comprising a 600 place Secondary, 420 place Primary, 32 place Nursery and 100 place post 16-18 Vocational Training Centre (VTC) and associated car parking and works as part of the Council's BSF programme. With reference to the tabled update report, Members were advised that layout had been removed from the application and this would now be considered together with access as part of a reserved matters application. The application was, therefore, seeking outline planning permission to establish the principle of development with scale the only matter for approval. Members' attention was also drawn to the recommended condition regarding school travel plans which had been changed for plans to be updated within six months of occupation.

Members welcomed the proposals. However, some concerns were expressed regarding adequate car parking provision and ensuring facilities for drop off and pick up. Members requested that consideration be given to incorporating these features at reserved matters stage.

RESOLVED – that with respect to planning application TWC/2012/0594 planning permission be granted subject to the conditions as set out in the update report.

(c) TWC/2012/0706 - 38 Haybridge Road, Hadley, Telford, Shropshire, TF1 6LT

This was a retrospective application for change of use from A1(Retail), previously a conservatory/Upvc window business to a small private second hand car show room and car sales business (Sui Generis) with an office area, customer parking and external display area for 3 vehicles at 38a Haybridge Road, Hadley.

Hadley & Leegomery Parish Council had requested that the application be determined by the Plans Board.

Members expressed some concerns regarding the impact that the change of use may have upon traffic safety at this busy location. However, Members noted that if approval was granted, this could be for a period of two years in order to assess any adverse impact on highway safety and monitor parking on the footway.

RESOLVED – that with respect to planning application TWC/2012/0706 planning permission be granted for a period of two years in order to assess any adverse impact on highway safety and monitor parking on the footway and subject to the conditions as set out in the report

(d) TWC/2012/0777 - Darby House, Lawn Central, Telford, Shropshire, TF3 4JA

This was a Council application which sought consent for the alteration of the existing entrance to Darby House.

RESOLVED – that with respect to planning application TWC/2012/0777 planning permission be granted subject to the conditions as set out in the report.

The meeting ended at 7.48pm

Chairman:

Date: