

## **PLANS BOARD**

### **Minutes of a meeting of the Plans Board held on Wednesday, 12 December 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, R T Kiernan, J Loveridge, G C W Reynolds, S A W Reynolds, M J Smith, C R Turley

**ALSO PRESENT:** Councillors A J Eade (for planning application TWC/2012/0679) and A Lawrence (for planning application TWC/2012/0292).

#### **PB-064 MINUTES**

**RESOLVED** – that the minutes of the meeting of the Plans Board held on Thursday, 29 November 2012 be confirmed and signed by the Chairman.

#### **PB-065 APOLOGIES FOR ABSENCE**

None.

#### **PB-066 DECLARATIONS OF INTEREST**

Cllr N A Dugmore declared an interest in planning application TWC/2011/0292 as he was Chair of the Granville Management Committee and he indicated that he would withdraw from the meeting during determination thereof.

Cllr J Loveridge commented on her position regarding planning application TWC/2012/0866 but stated that, in the circumstances she would not be withdrawing from the meeting for that item.

Cllr C R Turley commented on his position regarding planning applications TWC/2012/0261, TWC/2012/0679 and TWC/2012/0866 but stated that, in the circumstances he would not be withdrawing from the meeting for these items. Cllr C R Turley also declared an interest in planning application TWC/2011/0292 as he was a member of the Granville Management Committee and Chair of the Council's Housing, Economy & Infrastructure Scrutiny Committee and he indicated that he would withdraw from the meeting during determination thereof.

#### **PB-067 DEFERRED/WITHDRAWN APPLICATIONS**

None.

#### **PB-068 SITE VISITS**

None.

#### **PB-069 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 applications TWC/2011/0292, TWC/2012/0679, TWC/2012/0401, TWC/2012/0628 and TWC/2012/0899.

- (a) TWC/2011/0292 - Land adjacent to Woodhouse Farm, Granville Road, Donnington Wood, Telford, Shropshire

*In accordance with their declarations of interest Councillors N A Dugmore and C R Turley left the room during determination of this application.*

This was a proposal by Veolia Environmental Services (UK) PLC to construct a fully enclosed In-Vessel Composting (IVC) facility, with access road improvements, at Woodhouse Farm, Redhill, near Telford. The proposals were comprehensively detailed in the Officer's report. Members had undertaken a site visit earlier in the day.

Cllr A Lawrence, Borough Ward Member for Muxton spoke on behalf of local residents, businesses and the Parish Council to oppose the proposals. He stated that the proposals were out of character in the locality and did not align with plans for the retention and expansion of the Country Park for recreational uses in the long term. He also raised issues regarding the suitability of the location, loss of visual amenity, increased traffic generation from heavy goods vehicle movement and the associated burden upon infrastructure, impact upon the nearby Golf Centre, impact upon the watercourse, noise and dust resulting from use and road traffic safety.

Mr J Cook, on behalf of the Applicant, addressed the Board in support of the proposals. He commented upon the location of the existing landfill site and the time it would take to restore and incorporate it into the Local Nature Reserve at the end of its operational life, current industrial use in the area and traffic generation expectations. He also commented upon the benefits of the proposals including the diversion of waste from landfill, required improvements to the proposed access route and the Applicant's commitment to S106 contributions for enhancement works to Granville Country Park in order to compensate for the impact on the character of the Local Nature Reserve. He noted the wide consultation which had taken place and expressed the opinion that objections received could be mitigated or overcome through condition.

The Planning Officer acknowledged there was a need for this proposed development but considered that the current proposed site was an inappropriate location for an In-Vessel facility. She particularly commented upon the existing and evolving character of the area, the negative impact of proposed access improvements upon the Country Park and the proposed size of the facility. The Planning Officer professed the opinion that the proposals represented an unacceptable urban use in a rural area and stated that the required need for the facility could be more appropriately accommodated on a number of industrial sites in either Shropshire or Telford & Wrekin.

Members expressed disappointment at the proposed location for this facility and, referring to the site visit, commented upon the impacts of the proposals including loss of invaluable visual amenity, destruction of recreational amenity, unacceptable increased traffic generation from heavy goods vehicles and negative impact upon

users of the nearby equestrian centre. Overall, whilst Members recognised the need for such a facility, it was considered that the proposed location was inappropriate for industrial use and could not be reconciled with the associated environmental impacts. It was, therefore, unanimously:-

**RESOLVED** – that planning application TWC/2011/0292 be refused for the following reasons:-

- (a) The location and use of the proposed development site is unacceptable. The traffic generated by the development which would gain access to the site via the Granville Road access route ('the Western Approaches') would have an unacceptable affect on the character of the area which is predominantly rural and tranquil, its recreational use and enjoyment, on local amenities, and the recreational, leisure, sport, and heritage value of the area including the Granville Country Park, 'The Shropshire' Golf Course, and Local Nature Reserve. . The proposals are therefore considered to be in conflict with the NPPF, RSS11 policy QE6 and RSS112 policy W7; Joint Structure Plan saved polices P65, P67 and P68; Core Strategy policies CS2, CS7, CS9, CS11, CS12, and CS14; and Wrekin Local Plan saved policies UD2, UD3, UD4, E6, OL2, OL3, OL4, OL6, OL11 and OL12.
- (b) The proposed access route ('The Western Approaches') to and from the proposed waste management facility would be a permanent encroachment into the designated Green Network which is not consistent with the stated policy aims and objectives of land within the Green Network. By reason of the proposed route's location, improvement works and permanency the proposals would erode the quality and character of this part of the town's immediate environs, would conflict with the aims of retaining an appropriate supply of open land and would have a negative and harmful impact upon the character, appearance and amenity of the Green Network, the local area and Granville Country Park, the proposed extension to the Local Nature Reserve,, especially following the completion of the reclamation proposals following the cessation of the adjacent Granville Landfill site.. As such, the proposal would be contrary to RSS11, Policy W7; Joint Structure Plan Saved Policies P31 and P67; Wrekin Local Plan Saved Policies OL3 and OL4 and LDF Core Strategy Policy CS11.
- (c) There are more suitable and available alternative locations for future waste management facilities within industrial areas in the Borough of Telford & Wrekin . The proposals are therefore in conflict with: PPS10; RSS11 Policy WD3, and RSS P2R Policies W5 and W7; WLP Saved Policies UD2, UD3, UD4, E6, OL2, OL3, OL4, OL6, OL11 and OL12; Cores Strategy Policies CS2, CS7, CS9, CS11 and CS15.
- (d) The scale and mass of the proposed industrial building will adversely impact on the character and appearance of the surrounding area and impact on long scale viewpoints and will create a significant and incongruous feature in an elevated position; which fails to be

**compatible with the rural setting. The proposal development will therefore have a detrimental impact on the rural landscape and is contrary to planning policies UD2 and UD4 of the Wrekin Local Plan, policy CS15 of the Core Strategy and guidance in the National Planning Policy Framework.**

- (b) TWC/2012/0261 - Land off Wrekin Course, Wellington Road, Wellington, Telford, Shropshire

This application seeking planning permission to construct a 40 space car parking area and hardstanding to site a mobile catering van, with provision of a footpath link leading to the track up to The Wrekin had been considered at Plans Board on 20 June and 11 July 2012. At Plans Board on 11 July 2012 Members resolved to recommend approval subject to conditions and the Applicant entering into a S106 Agreement. As part of the associated highways contributions, the Development Management Manager was authorised to negotiate with the applicant and highways officers regarding an alternative to yellow lines for the parking restrictions on the existing highway. Unfortunately, alternative measures such as a boulders or bollards had proved cost-prohibitive, particularly as the contributions originally recommended were sufficient. The Section 106 Agreement was, therefore, left in abeyance until contributions were agreed.

The Applicant's Agent, Mr A Francis-Jones spoke to support the application. He explained the volunteer-led nature of the project which would be free to use and, in the circumstances, expressed his disappointment at the prohibitive request for Section 106 contributions.

The Planning Officer confirmed that following recent discussions, it was acknowledged that the suggested highways improvements would form part of a larger review in any event and, taking into account the volunteer-led, grant-funded nature of the proposals, suggested that Members may wish to consider whether Section 106 contributions were a requirement in this instance.

Members were keen to support this community-led project which would significantly enhance public enjoyment of The Wrekin as a major tourist attraction. Members noted the comments of the Planning Officer regarding the suggested highways improvements and concluded that, in the circumstances, payment of section 106 contributions was inappropriate in this case. There being no proposer that planning permission be granted subject to section 106 contributions, it was proposed and seconded that planning permission be granted subject to conditions.

**RESOLVED – that with respect to planning application TWC/2012/0261 planning permission be granted subject to the conditions as set out in the report.**

- (c) TWC/2012/0401 - Land to the side of 64 Mafeking Road, Hadley, Telford, Shropshire, TF1 5LB

This was an outline application which included access and scale (with other matters for later consideration in any subsequent reserved matters applications), for

residential development on land to the side of number 64 Mafeking Road. Indicative plans showed the erection of a pair of semi-detached dwellings. Hadley and Leegomery Parish Council had requested that the application be determined by the Plans Board but had subsequently withdrawn their objection as set out in the update report tabled at the meeting. The update report also detailed Highways comments.

Following withdrawal of the Parish Council's objections, Members considered that the application could be supported.

**RESOLVED** – that with respect to planning application TWC/2012/0401 planning permission be granted subject to the conditions as set out in the report.

(d) TWC/2012/0628 - Ercall Wood Technology College, Golf Links Lane, Wellington, TF1 2DT

This was a full application for the demolition of existing buildings and the erection of a new 900 place secondary school with associated car parking, landscaping and sports facilities on land at and adjacent to the Ercall Wood Technology College, Wellington. Members were asked to give particular consideration to changes made in this application from those granted in a recent outline consent, in particular with regard to the provision of sports pitches; consideration of the detailed design of the building and surrounding layout; effect of lighting of the relocated tennis courts / multi use games area and ecology. An update report was tabled which detailed additional consultation responses and the signing of a Memorandum by the Director of Children and Family Services committing to the preparation of a detailed strategic vision for sporting provision, including school playing fields, to be delivered at school sites through the remainder of the Building Schools for the Future (BSF) Programme. The vision would demonstrate that the delivery of new provision would exceed any losses and that the proposals were, therefore, in accordance with Sport England's requirements as outlined in their revised response to the application.

Members welcomed this application. In response to concerns raised by Councillors N A Dugmore and I T W F Fletcher, the Planning Officer demonstrated on maps where facilities for drop off and pick up were located and advised that the access road would be widened at point of entry. The Planning Officer also advised that floodlight design details had been submitted and that Environmental Health had seen these and had not raised any objection. The design details of the floodlighting as submitted would constitute approved drawings under condition number 27.

**RESOLVED** – that with respect to planning application TWC/2012/0628 the Development Management Manager be authorised to grant planning permission subject to:

(a) the Development Management Manager accepting, on behalf of the Council as Local Planning Authority, the commitment from the Council as Local Education Authority (LEA) in the letter from the latter dated 11th December 2012 and to take any required steps to ensure that the LEA commitment is sufficient to secure the withdrawal of Sport England's objection; and

- (b) **the Council as landowner agreeing to provide a Memorandum signed by the Assistant Director: Development Business and Housing agreeing that the Council will provide Traffic Regulation Order works, upon commencement of the development; and**
- (c) **the conditions set out in the update report (with authority to finalise conditions and reasons for approval to be further delegated to the Development Management Manager).**
- (e) TWC/2012/0679 - Land at Hoo Farm Animal Kingdom, Preston Upon The Weald Moors, Telford, Shropshire, TF6 6DJ

This was a full planning application for change of use of land and the erection of a temporary prefabricated building to accommodate a pre-school children's nursery which was relocating from current premises in Wrockwardine. A small car park and outdoor playing area was also proposed. This application had been deferred at the meeting of the Board on 29 November 2012 to enable Members to undertake a site visit. An update report was tabled at the meeting which advised Members that the Council's Assets & Property Department had indicated that there may well be available Council owned property which could be suitable for the Nursery to occupy.

Cllr A J Eade, Borough Ward Member for Church Aston & Lilleshall spoke in support of the application. He pointed to the requirement for high quality nursery provision in the area, the excellent reputation of the nursery which was supported by the Early Intervention Team, the exciting learning environment provided at the proposed location, retention of employment opportunities and questioned sustainability issues. He reminded Members that the nursery would soon need to vacate its current premises and, in order for the proposals to be viable, a five year temporary or personal permission was sought.

Mr P Fenwick, the applicant's agent, and Ms P Hustwick, owner of the relocating nursery, also spoke to support the application. Mr Fenwick noted the contents of the tabled update report which he considered was ambiguous regarding the availability of suitable premises and impressed upon Members the immediate availability of the Hoo Farm site. He did not believe that there was a policy precedent for this application and asked Members to consider the proposals as an exceptional case. The proposed location was Brownfield land, close to a local major employment centre and he did not consider that the proposals would generate an increase in car journeys as the current premises, in Wrockwardine, was similarly not on a bus route. Ms Hustwick advised that the nursery was moving from its current location as the building needed upgrading which the owner was unable to provide. She noted demand for high quality nursery provision in the locality and community support for the proposals. She advised that a temporary two year permission would not be financially viable as it would not provide sufficient continuity for children attending the nursery.

The Planning Officer acknowledged the high quality service provided by the nursery and the comments of the Early Intervention Team but reiterated her opinion that this did not outweigh planning considerations concerning location and sustainability. She

assured Members that the Council was eager to retain the nursery provision and that some further work on finding a more sustainable location could take place.

All Members were keen to support the retention of the high quality nursery provision offered by ABC Nurseries but there were divided opinions regarding the sustainability of the location and suitability of the access road. In response to questioning, the Assistant Director: Planning Specialist indicated that he had been assured that a more suitable location in an urban area could be found either from within the Council's own stock or privately. Councillor I T W Fletcher considered that the proposals were sustainable as there was sufficient demand for nursery provision and considered that some flexibility should be exercised to accommodate the longer temporary permission requested by the Applicant which would not only ensure financial viability but would provide continuity for children attending the nursery. These comments were echoed by Councillors N A Dugmore and R T Kiernan. Councillor G C W Reynolds recognised the need for nursery provision but when this was balanced against planning considerations, she felt that the proposed location was inappropriate and a permanent location should be found. Similarly, Councillor S A W Reynolds appreciated the valuable services that the nursery provided but she did not believe that the proposed location could be supported until firm evidence of a lack of alternative sites could be provided. A proposal to defer the application to allow further urgent investigation into the availability of suitable premises was made and seconded. Following a vote, it was by a majority:-

**RESOLVED** – that planning application TWC/2012/0679 be deferred to allow the Council's Assets & Property Unit to urgently investigate and identify a suitable alternative premises at which to locate the nursery.

(f) TWC/2012/0849 - Telford Town Park Visitor Centre, Telford Town Park, Hinkshay Road, Dawley, Telford, Shropshire, TF3 4EP

This was a Council proposal for the installation of an aerial rope course and associated point of sale. The proposed facility was a new commercial and educational provision within the park which would offer a variety of both low and high aerial rope features to cater for all age and ability ranges. The proposals also included the erection of a new fence and gates. Members welcomed the excellent facilities proposed by this application.

**RESOLVED** – that with respect to planning application TWC/2012/0849 planning permission be granted subject to the conditions as set out in the report.

(g) TWC/2012/0866 - Land off Burford, Brookside, Telford, Shropshire

This Council application, which formed the first phase of a wider master plan for Brookside (considered at Plans Board on 29 November 2012) was for the construction of three new retail units comprising up to 621sqm floor space (Use Classes A1 and A5) with two residential flats above (Use Class C3) and associated service yard incorporating private car parking. The new units were to be an A1 retail convenience store including post office counter, hairdressers and A5 hot food takeaway and were to be replacement facilities for those existing within the local

centre. The proposals also included the creation of a car park for staff parking for the retail units and residents along with servicing area and landscaping. Members were fully supportive of this application.

**RESOLVED** – that with respect to planning application TWC/2012/0866 planning permission be granted subject to the conditions as set out in the report.

(h) TWC/2012/0899 - Land Opposite 12 Church Hill, Ironbridge, Telford, Shropshire

This was a Council application for the erection of an engineered piled retaining wall to replace failed wall section. An update report was tabled which detailed further consultation responses received. Members noted that the wall acted as a retaining feature to the public highway of Church Road and it was vital to the safety of Church Hill that the wall was replaced and remediated in accordance with the Council's statutory duty.

**RESOLVED** – that with respect to planning application TWC/2012/0899 the Development Management Manager be authorised to grant planning permission following the expiration of the consultation period on 13th December, 2012 subject to the conditions set out in the update report.

**PB-070 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.”

**PB-071 PLANNING APPLICATION TWC/2011/0959 - ISOMBRIDGE FARM, ISOMBRIDGE, SHROPSHIRE TF6 6NF**

This application, seeking planning permission to convert two agricultural buildings located at either end of a small field on the edge of Isombridge Farm to a live/work unit, had previously been considered by Plans Board on 11 April 2012 and 1 August 2012. At Plans Board on 1 August, Members resolved to recommend approval subject to the Applicant entering into S106 Agreement and conditions outlined in the update report. The Applicant had not yet signed the S106 Agreement as the Agent had raised concerns regarding the wording of Conditions 8 and 9 of the draft decision notice. These conditions related to the removal of permitted development rights and measures to ensure that the live/work unit remained as a single unit with no opportunity to create a separate residential dwelling in the open countryside. Following discussions with the Applicant's agent, a revised Section 106 Agreement was suggested. Members welcomed the application and were satisfied with the revised conditions.

**RESOLVED** – that with respect to planning application TWC/2011/0959 planning permission be granted subject to the applicants entering into a

revised Section 106 Agreement which ensures that the live unit and the work unit are not let or sold separately to each other and further subject to the revised conditions as set out in the report.

**PB-072      PLANNING APPLICATION TWC/2012/0882 - SUTTON HILL ROUNDABOUT, SUTTON HILL, TELFORD, SHROPSHIRE, TF7 4JP**

This was a proposal to display four non-illuminated advertisement signs on the Sutton Hill traffic island. Members considered that the signage was acceptable in this location.

**RESOLVED** – that with respect to planning application TWC/2012/0882 advertisement consent be granted subject to the conditions as set out in the report.

The meeting ended at 7.34 pm

**Chairman:** .....

**Date:** .....