

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 16 January 2013 at 6.00pm in the Walker Room, Meeting Point House, Town Centre, Telford

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 and C R Turley

ALSO PRESENT: Councillor A J Eade (for planning application TWC/2012/0679)

PB-073 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on Wednesday, 12 December 2012 be confirmed and signed by the Chairman.

PB-074 APOLOGIES FOR ABSENCE

None.

PB-075 DECLARATIONS OF INTEREST

Cllr G C W Reynolds commented on her position as Ward Councillor with regard to planning application TWC/2012/0918 but stated that, in the circumstances, she would not be withdrawing from the meeting for that item.

PB-076 DEFERRED/WITHDRAWN APPLICATIONS

None.

PB-077 SITE VISITS

None.

PB-078 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/2012/0965 and TWC/2012/1000.

(a) TWC/2012/0679 - Land at Hoo Farm Animal Kingdom, Preston Upon The Weald Moors, Telford, Shropshire, TF6 6DJ

This application for change of use of land and the erection of a temporary prefabricated building to accommodate a pre-school children's nursery was deferred at Plans Board on 12 December 2012 to allow officers to investigate alternative suitable sites which could accommodate the nursery. Prior to the meeting, Planning Officers had received evidence of the applicant's 5 year search to find suitable alternative locations within the borough. Members were advised that the Planning Officer was satisfied that there were no other suitable alternative sites currently available within the timescales needed to complete works prior to the need to vacate the existing premises. Due to the need for rural pre-school and nursery provision (which would be significantly reduced following closures at Wrockwardine and High Ercall) and in conjunction with the under provision within the Donnington area, it was considered that this application demonstrated

sufficiently exceptional circumstances to consider development in this location on a temporary basis.

Cllr A J Eade, Borough Ward Member for Church Aston & Lilleshall spoke in support of the application. He welcomed the Officer's recommendation to grant temporary planning permission following further discussions and receipt of evidence relating to the extensive search for alternative suitable premises. He pointed to the requirement for high quality nursery provision in the area and dismissed claims that sustainability would be an issue. He also commented upon the need for a five year temporary permission in order to ensure viability.

Ms P Hustwick, owner of the relocating nursery, spoke to support the application. She reminded Members that the relocation was due to the building currently occupied by the nursery being unsuitable for continued use and explained the context of the five year search for alternative premises. She noted the shortage of nursery provision in the locality and commended the quality learning experience that would be on offer at the proposed site. She advised that a five year temporary permission was required to ensure viability.

All Members welcomed the retention of the high quality nursery provision offered by ABC Nurseries and were satisfied that firm evidence had now been provided to demonstrate that there were no suitable alternative locations. The Chair raised local residents' concerns regarding overgrowth of trees in the vicinity and the Assistant Director: Planning Specialist confirmed his understanding that hedge trimming at this location was in the programme of works. Following a vote, it was unanimously:-

RESOLVED – that with respect to planning application TWC/2012/0679 planning permission be granted subject to the conditions as set out in the report.

(b) TWC/2012/0892 - Woodlands Primary School, Ironbridge Road, Madeley, Telford, Shropshire, TF7 5HX

This was an application for the erection of a new 'Eco Classroom' within the 'Forest School' area of the Woodlands school grounds. Following wide-ranging local consultation with users, the proposed modular classroom had been designed to blend with the ethos of learning at the school and meet the specific needs of the learning community.

RESOLVED – that with respect to planning application TWC/2012/0892 planning permission be granted subject to the conditions as set out in the report.

(c) TWC/2012/0918 - Public open space rear of First Avenue, Ketley, Shropshire, TF2 0AJ

This was a Council application seeking planning permission to refurbish an existing ball court. The application proposed that existing recreational use would not change but fencing would be upgraded and the ground resurfaced and line-marked. Members welcomed the application. Councillor G C W Reynolds commented that repair to pathways in the vicinity would also be beneficial.

RESOLVED – that with respect to planning application TWC/2012/0918 planning permission be granted subject to the conditions as set out in the report.

- (d) TWC/2012/0932 - Open Space off Beaconsfield, Brookside, Shropshire, TF3 1LW

This was a Council application proposing the relocation and upgrading of children's play equipment. The facilities, for children aged between 2 and 12 years, directly replaced existing facilities which would be removed as part of wider regeneration proposals for Brookside Centre. Members welcomed the application.

RESOLVED – that with respect to planning application TWC/2012/0932 planning permission be granted subject to the conditions as set out in the report.

- (e) TWC/2012/0965 - Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT

This was a Council application seeking partially retrospective consent for the change of use of part of the ground floor area at Addenbrooke House, which had recently been occupied by Telford & Wrekin Council, to a café which would open independently of the Council Offices. It was also proposed that an external seating area at the premises would be created. An update report was tabled which detailed a consultation response from Lawley and Overdale Parish Council.

Members were somewhat disappointed that an element of this application was retrospective but, despite some concerns regarding sustainability at this location, all Members were generally supportive of the proposals.

RESOLVED – that with respect to planning application TWC/2012/0965 planning permission be granted subject to the conditions as set out in the report.

- (f) TWC/2012/1000 - Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT

This was a Council application which sought partially retrospective consent for the display of advertisements and erection of 3 flag poles at Addenbrooke House which had recently been occupied by Telford & Wrekin Council. The application was made partly in conjunction with planning application reference TWC/2012/0965 (above). An update report was tabled which detailed a consultation response from Lawley and Overdale Parish Council. Upon questioning, the Assistant Director: Planning Specialist clarified rules surrounding flag flying. Some concerns were raised regarding the overt colour scheme utilised by the café in the context of its surroundings but the proposals were unanimously supported.

RESOLVED – that with respect to planning application TWC/2012/1000 advertisement consent be granted subject to the conditions as set out in the report.

The meeting ended at 6.25pm

Chairman:

Date: