

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 13 August 2014 at 6.00pm in the Telford Suite at Shropshire College Hotel School Ltd (The Telford Whitehouse), Watling Street, Wellington, Telford TF1 2NJ

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, I T W Fletcher, K R Guy, A S Jhavar, J Loveridge, A A Meredith (as substitute for E J Greenaway), L A Murray and C R Turley.

ALSO PRESENT: Councillor S P Burrell (for planning application TWC/2014/0230)

PC-019 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on 23 July 2014 be confirmed and signed by the Chairman.

PC-020 APOLOGIES FOR ABSENCE

Councillor E J Greenaway.

PC-021 DECLARATIONS OF INTEREST

None.

PC-022 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-023 SITE VISITS

RESOLVED – that a site visit takes place at 4.00pm on 3 September 2014 at Littlehales Manor Farm, Lilleshall, Newport, Shropshire, TF10 9AN in respect of planning application TWC/2014/0348.

PC-024 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/2014/0230 and TWC/2014/0419.

(a) TWC/2014/0115 - Land between Beech Hill & Blue House Barns, Chetwynd Road, Newport, Shropshire

This was an outline application for the erection of up to 19 dwellings, formation of a new vehicular access and drainage infrastructure works with all other matters reserved. The Planning Officer highlighted the elements of the report regarding the

presumption in favour of sustainable development set out in the National Planning Policy in the absence of a five year deliverable housing land supply, improvement to highways as part of the wider expansion of Newport, ecological impact with regard to loss of trees and the Aqualate Mere, accommodation of the proposals in the supplied indicative layout and proposed planning obligations.

Some Members expressed concerns regarding the loss of trees and the proposed access. The Planning Officer advised that the Council's Arboricultural Officer had been consulted and the applicant was aware of the need to mitigate against the loss of trees. The Council's Highways Engineer considered that the access provisions were acceptable.

Councillor A A Meredith proposed, seconded by Councillor N A Dugmore, that Members undertake a site visit but, on being put to the vote, this was not agreed. The recommendation printed in the agenda papers was then proposed and seconded and, on being put to the vote, it was by a majority:-

RESOLVED – that with respect to planning application TWC/2014/0115 the Development Management Service Delivery Manager be authorised to grant planning permission subject to:-

- (a) the applicants/landowners entering into a Section 106 Agreement (with authority to finalise terms to be delegated to the Development Management Service Delivery Manager) relating to:
 - (i) Provision of affordable housing constituting 35% of total number of units;
 - (ii) A contribution of £3666 per 2 bed unit (and above) towards primary and secondary education provision, (totalling £32,995 based on 14 units, with a deduction for the affordable units);
 - (iii) A contribution of £600 per 2 bed unit (and above) towards offsite play and recreation (totalling £8400 based on 14 units);
 - (iv) Planning monitoring contribution of 5% of total sum (£2069.75).
- (b) the conditions set out in the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

(b) TWC/2014/0230 - Land at Back Lane/Plantation Road, Tibberton, Newport, Shropshire, TF10 8NX

(Councillor K R Guy commented that he had not attended the site visit or been involved in the previous debate on 2 July 2014 and he felt in these particular circumstances he could not take part in the debate or vote on this application.)

This was an outline application for residential development on an existing site at the junction of Back Lane and Plantation Road. Determination of this application was deferred by Members at Planning Committee on 2 July 2014 for clarity in relation to:-

- Location of development

- Impact on the natural environment
- School place provision
- Drainage to be fully articulated
- Design & Access Statement to be updated to include density and numbers of units

The applicant had now provided this further information which was fully detailed in the report presented to Members. Further consultation responses were detailed in an update report tabled at the meeting.

Councillor E Ashcroft, representing Tibberton and Cherrington Parish Council spoke to oppose proposal. Reminding Members of the site visit which took place on 2 July 2014, Councillor Ashcroft raised concerns regarding the suitability of narrow lanes to cope with the increased traffic generated by the proposed development and commented that he understood the Committee had previously requested information regarding traffic movement in and around the village but it appeared this had not been provided. He also raised concerns regarding sustainability and drainage, particularly focussed on ground conditions, sewerage treatment and the proposed soakaway for storm water.

Councillor S P Burrell, Ward Member for Edgmond, also spoke in opposition to the proposals, which he believed were unsustainable in terms of the relative detachment of the village from other parts of the borough, limited local services or employment opportunities, highways, poor access to telecommunications, known substantial drainage issues and the capacity of local primary and secondary schools.

Mrs J Berry spoke on behalf of the local residents who objected to the proposals, which she believed were contrary to the requirements of the National Planning Policy Framework in terms of development on greenfield land when brownfield land remained available and environmental issues in terms of the negative impact on flora and fauna.

Mr M Parrish, the Applicant's Agent, addressed the Committee in support of the proposals noting that all information requested by Members on 2 July 2014 had been provided, that there were no objections, subject to conditions, from statutory consultees. He also pointed out that the minutiae of the development would be agreed at reserved matters stage and that all remedial works would be undertaken as requested by the Council's Ecologist.

The Planning Officer advised Members that the principle issues for their consideration were the sustainability of the size of the development in the rural areas and the presumption in favour of sustainable development at the heart of the National Planning Policy Framework in the absence of a deliverable five year housing supply. To inform the question of sustainability, she highlighted aspects of the report in relation to drainage, education, layout and density, highways and ecology.

During the course of the debate, some Members expressed lingering concerns regarding sustainability in terms of local education capacity, highways and access, infrastructure, drainage, and calculation of the lack of the five year deliverable

housing land supply. Conversely, other Members considered that proposed conditions would adequately mitigate against concerns and welcomed the reduction in proposed units from 34 to 25 with 40% affordable housing.

The Assistant Director: Planning Specialist reminded Members that the Highways Engineer and Severn Trent Water were satisfied that the proposals could be supported subject to conditions. He advised that the NPPF encouraged building on brownfield sites but did not insist upon it and noted numerous cases nationally where Government had permitted development to take place on greenfield land in order to ensure housing supply. The Assistant Director: Planning Specialist reminded Members of the presumption in favour of sustainable development set out in the National Planning Policy Framework, and noted that local housing supply figures were set by the Regional Spatial Strategy which was written when the economy was stronger and it was unfortunate that although building was now increasing, it was not taking place at a sufficient rate. He also drew attention to aspects of the report detailing the expenditure of proposed S106 financial contributions for education and ecology.

Members raised further queries regarding visibility splays, with which the Planning Officer confirmed the Highways Engineer was satisfied. Members noted that this was an outline application and sought reassurances that any future reserved matters applications for the site would be presented to the Committee for determination. On being put to the vote, it was by a majority:-

RESOLVED – that with respect to planning application TWC/2014/0230 the Development Management Service Delivery Manager be authorised to grant planning permission subject to:-

- (a) the applicants/landowners entering into a Section 106 Agreement (with authority to finalise terms to be delegated to the Development Management Service Delivery Manager) relating to:
 - (i) Provision of affordable housing constituting 40% of total number of units;
 - (ii) A contribution of £700 per unit, of which £200 per dwelling towards improvements of the Public Right of Way and £500 per dwelling towards a Traffic and Speed Management Scheme on the B5062;
 - (iii) A contribution of £4083.47 per 2 bed unit (and above) towards primary and secondary education provision and transport costs;
 - (iv) A contribution of £600 per 2 bed unit (and above) towards offsite play and recreation and a commuted sum towards maintenance (to be agreed);
 - (v) Planning monitoring contribution of 5% of total sum.
- (b) the conditions set out in the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager); and

(c) any future reserved matters application to be presented to the Planning Committee for determination.

(c) TWC/2014/0419 - New Lawley Primary School, Off Martingale Way, Lawley, Telford, Shropshire

This was a Council reserved matters application pursuant to outline planning application TWC/2010/0828 for the erection of a primary school with playing field and community facilities and associated works. Full details of the proposal and related planning history in connection with the Lawley Sustainable Urban Extension (Lawley SUE) was comprehensively set out in the report. Issues relating to highways, the Parish Council and ecology had emerged following publication of the main report and these were thoroughly addressed in an update report tabled at the meeting. Lawley & Overdale Parish Council had requested that the application be determined by the Planning Committee.

Cllr A Hussey, representing Lawley & Overdale Parish Council, spoke in objection to the proposals on the grounds of the safety of the proposed access and egress, insufficient parking and inadequate community resources. The Parish Council suggested that the internal layout of the proposed building could be re-configured to make better community provision.

Mr D Middlemiss, the Project Manager for the proposals, spoke in support of the application in terms of design and education.

The Planning Officer commented on the planning history of the Lawley SUE and the associated commitment to build a new school, particularly noting the desire for the construction of the school as a landmark building and the adopted key design codes which had governed the architect's design scheme. The initial consent also set out the requirements for the highways which meant that it was not possible to address the Parish Council's request for the access/egress to the school to be a one-way system through this planning application. Similarly, bespoke facilities for the Parish Council could not be insisted upon as the historical documents did not suggest this would be provided. She also highlighted the content of the update report tabled at the meeting which resolved issues regarding landscaping and ecology.

All Members heartily welcomed the provision of a new school. However, some Members raised deep concern regarding existing traffic problems in the vicinity which it was considered would be exacerbated by the proposed access/egress to the school and were supportive of a one way system taking traffic away from West Centre Way. Some Members also remarked upon the limited parking provision and suggested moving the proposed location of the car park. Whilst Members supported the sustainable ideology of the Lawley SUE, some members felt that it was too simplistic to attempt to influence culture-change by designing-out provision for personal vehicle use. A number of Members, therefore, asserted the opinion that there was a need for the scheme to be revisited as it was now almost 10 years old and its provisions could be informed by experience.

Members noted the Parish Council's disappointment that there was no bespoke provision for them in the application but noted the proposed Sponsor's assurances to

facilitate community use and pointed to the successful experience of Stirchley and Brookside Parish Council at Lakeside Academy.

In response to comments regarding the suitability of the design of the Lawley SUE, the Planning Officer stated that whilst the practicalities expressed by Members were understood, the outline planning permission set out the guiding principles for the scheme and Members' wider concerns regarding highways were not subject of this planning application. The Assistant Director: Planning Specialist also sought to further clarify the position, explaining that the access road was part of the network in the wider development which had been approved and confirmed at the outline stage and, since it did not form part of this reserved matters application for a primary school, there was no scope to change the nature of the road without the payment of compensation. Substantial investment had gone into the highway network and the design codes had been approved by the Homes and Communities Agency as landowner. It was, therefore not viable to make the changes sought by Members at this stage. The Assistant Director: Planning Specialist also commented on central government's changes to the delivery of education and the importance of delivering primary education in the locality.

The matter having been robustly debated and all the information presented carefully considered, on being put to the vote it was by a majority:-

RESOLVED – that with respect to planning application TWC/2014/0419 planning permission be granted subject to the conditions as set out in the main report and additional conditions relating to Highways and Ecology as set out in the update report tabled at the meeting (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

The meeting ended at 7.27pm.

Chairman:

Date: