

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 3 September 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, E J Greenaway, K R Guy, A S Jhavar, A A Meredith, L A Murray, B J Thompson (as substitute for J Loveridge) and C R Turley.

ALSO PRESENT: Councillor A J Eade (for planning application TWC/2014/0348)

PC-025 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on 13 August 2014 be confirmed and signed by the Chairman.

PC-026 APOLOGIES FOR ABSENCE

Councillor J Loveridge

PC-027 DECLARATIONS OF INTEREST

None.

PC-028 DEFERRED/WITHDRAWN APPLICATIONS

With regard to planning application TWC/2014/0348, the Development Management Service Delivery Manager advised the Committee that the applicants wished to undertake further work on the application and a deferral was, therefore, sought.

RESOLVED – that determination of planning application TWC/2014/0348 be deferred.

PC-029 SITE VISITS

None.

PC-030 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report.

(a) TWC/2013/1028 - Land adjacent Mill Cottage, Mill Lane, Wellington, Telford, Shropshire

This was a full application seeking approval for the erection of four dwellings. The scheme originally comprised five units but in response to officer concerns as to the density of the scheme, and lack of a presence of the dwellings sitting at the rear of

the site on the street scene, this had been reduced. The proposed units would be 3-bed open market properties with individual parking, front and rear gardens. Councillor M G Ion, Ward Member, had requested that the application be determined by the Planning Committee.

Mr J Stevenson, the applicant's agent, addressed the Committee in support of the application, noting the extent of the garden land, pedestrianisation of the bridge over the railway resulting in Mill Lane serving a reduced number of properties, sustainability and proximity to local amenities, and local and national policy.

The Planning Officer noted that the principle of development at this site had already been established and drew attention to aspects of the report relating to sustainability, housing land supply, design and density, access and replacement trees. The Planning Officer also provided a verbal update regarding revision to the position of windows at Plot 1 to protect the privacy of neighbouring properties.

Members sought clarification regarding absence of public vehicular access in relation to the restricted byway and the Legal Advisor informed Members that the developer would need to rely on a private vehicular right of access. In response to questioning, the Planning Officer also advised that proposed conditions sought mitigation works to Mill Lane. Members were satisfied that the application was in accordance with policy.

RESOLVED – that with respect to planning application TWC/2013/1028 planning permission be granted subject to the conditions as set out in the report.

(b) TWC/2014/0360 - Land at Heath Hill/Balls Hill, Dawley, Telford, Shropshire

This was a full planning application seeking residential development comprising 10 no. 3 bedroomed houses, 8 no. 2 bedroomed apartments and 4 no. 1 bedroomed apartments with associated highway alterations.

Ms J Bleach, the applicant's agent, addressed the Committee in support of the application in terms of highway improvements, improved privacy and separation distances for neighbours, access, appearance and design, planning obligations secured through Section 106 Agreement, viability and lack of affordable housing, replacement trees, development on brownfield land and sustainability.

The Planning Officer highlighted aspects of the report relating to sustainability and proximity to Dawley district centre, housing land supply, viability, scale, mass and design, local context, planning contributions to replace the loss of a bowling green, and replacement of protected trees.

Members sought clarification of the location of replacement bowling provision and the Planning Officer advised that pitch provision was subject to ongoing discussion between Sport England and the Council's Leisure Service. Concerns were also raised regarding highway safety, the proposed Traffic Regulation Order and parking provision. The Planning Officer advised that improvements to Balls Hill and Heath

Hill were sought by way of condition, Traffic Regulation Orders normally encompassed any yellow lining necessary and the Highways Officer was satisfied with the dimensions of the garages which would be subject to a condition to prevent conversion. Noting that the principle of development had already been established at this brownfield site, the design was in keeping with the character of the area and that the development was sustainable, the majority of Members supported the application.

RESOLVED – that with respect to planning application TWC/2014/0360 the Development Management Manager be authorised to grant planning permission subject to:

- (a) the applicants/landowners entering into a Section 106 Agreement that includes the provision of:
 - (i) £50,000 towards a replacement bowling facility
 - (ii) £34,947 towards primary education
 - (iii) £3,000 towards the implementation of a Traffic Regulation Order on Balls Hill and Heath Hill within the vicinity of the development
 - (iv) Planning monitoring contribution
- (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).

PC-031 TREE PRESERVATION ORDER 2014

The Committee considered the report of the Assistant Director: Law, Democracy and People Services seeking confirmation of a provisional Tree Preservation Order (TPO) in relation to a Veteran Oak to the South of St Michaels Church, Waters Upton, Telford, Shropshire. The report detailed an objection received from the owner of the property who felt that the TPO had been inappropriately made as a reaction to the felling of nearby diseased sycamore trees. A letter in response from the Tree and Woodlands Officer was also included.

The Legal Advisor outlined the process and the Tree and Woodland Officer explained the background to the making of the Provisional Order in response to a planning enquiry to ensure that the Veteran Oak was paid due diligence during the planning process. The Legal Advisor advised Members that the focus in this case should be on amenity and noted that the objection received did not address this particular issue.

Members noted the comments of the objector and balanced this against the opinion of the Council's Tree and Woodlands Officer. Members unanimously concluded that the tree was worth preserving for its visual amenity.

RESOLVED – that the Borough of Telford & Wrekin (Oak tree to the South of; St Michaels Church, Waters Upton, Telford, Shropshire) Tree Preservation Order 2014 be confirmed.

The meeting ended at 6.34pm.

Chairman:

Date: