

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 24 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, 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/2014/0273)

PC-032 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on 3 September 2014 be confirmed and signed by the Chairman.

PC-033 APOLOGIES FOR ABSENCE

Councillors K R Guy and J Loveridge

PC-034 DECLARATIONS OF INTEREST

With regard to planning application TWC/2014/0699, Councillor B J Thompson commented that he was a member of Wrockwardine Wood and Trench Parish Council but, as he had not taken part in any previous discussion regarding the application, he would not be withdrawing from the meeting for that item.

PC-035 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-036 SITE VISITS

None.

PC-037 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/2014/0273 - Land adjacent The Barns, Church Aston, Newport, Shropshire

This was an outline application for the erection of 26 dwellings with associated access, infrastructure and accommodation works. All other matters were reserved for further application. Councillor A J Eade, Ward Member, had requested that the application be determined by the Planning Committee.

Councillor Eade addressed the Committee in terms of a lack of five year deliverable housing land supply, development of greenfield land, and the impact on the village. He noted the applicant had addressed the fears of local residents regarding over-development by reducing the number of proposed units and added that if Members were minded to support the application he would seek consultation with the Parish Council regarding the proposed off-site play area and welcome the contribution towards off-site affordable housing provision.

The Applicant's Agent, Mr A Williams, spoke in support of the application commenting upon all parties' constructive approach to the application and highlighting the amendments which had been made to the original submission. He noted that the principle of development had been established, contributions for affordable housing provision and recreation were offered, hedges would be retained and that there was no objection from Parks and Open Spaces, Highways, Drainage or the Tree Officer. He noted the presumption in favour of sustainable development embedded in the National Planning Policy Framework (NPPF) and also the low density, high quality nature of the proposals. He also commented that small developments were normally more quickly commenced and delivered than their larger counterparts and that interest in the scheme had already been established.

The Planning Officer commented on the national five year deliverable land supply issue, sustainability in relation to the NPPF and drew attention to aspects of the report detailing access and highways, amended layout and S106 contributions. She concluded with clarification of the recommendation relating to the S106 contribution for off-site affordable housing.

In response to questioning, the Planning Officer went on to clarify that design and access statements would not normally be submitted as part of reserved matters applications, hence the Urban Designer's comments were limited in regard to character analysis this has been addressed by imposing a condition for more information to accompany any subsequent reserved matters application to address the character of the area; it was usual practice to consult with the Parish Council regarding recreation facilities; the principle of development was informally established during the pre-application advice stage but this was caveated as an officer opinion only pending the Committee's decision; the position with regard to off-site affordable housing contributions was fully set out in the report and contributions would be sought from Section 106 obligations.

On being put to the vote, it was by a majority:-

RESOLVED – that with respect to planning application TWC/2014/0273 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) A sum of £459,000 in lieu of 35% on-site affordable housing provision in the Newport and/or Church Aston area

- (ii) **A contribution of £84,611 towards education facilities in the vicinity of area**
 - (iii) **A contribution of £600 per 2 bed unit (and above) towards off-site play and recreation (totalling £15,600)**
 - (iv) **A contribution of £800 per unit towards Highways Infrastructure improvements to the A518 within the Newport Area (totalling £20,800)**
 - (v) **Planning monitoring contribution of 5% of total sum (totalling £6050)**
- (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/2014/0687 - Land North of Dunelm, Rodington Heath, Telford, Shropshire

This was an outline application for the erection of 6 dwellings with associated access on land to the north of 'Dunelm' in Rodington Heath. All other matters (including appearance, landscaping, layout and scale) were reserved for further application.

Councillor D Johnson, on behalf of Rodington Parish Council, spoke to oppose the proposals in term of development in the rural area, housing need and sustainability. He referred to other plans for housing in the area, including one at pre-application stage for 14 homes and the Council's Shaping Places local plan. He referred to the lack of facilities in the area and poor public transport links.

The Applicant's Agent, Mr S Jones, addressed the Committee in support of the application noting the lack of technical objection and the proposed affordable homes. He noted that small schemes could be quickly delivered and pointed to the low density of the proposals, highway benefits, local employment opportunities and policy compliance.

The Planning Officer drew attention to aspects of the report relating to the presumption in favour of sustainable development at the heart of the NPPF, access and the removal of the hedgerow to improve visibility splays, drainage and Section 106 obligations.

Some Members expressed concerns regarding non-compliance with the NPPF in terms of sustainability, particularly due to the lack of local amenities, and the enforceability of proposals to allocate affordable housing to people with a local connection. Conversely, other Members acknowledged the need for housing in the rural area.

The Legal Advisor commented upon the successful implementation of agreed Local Lettings Plan mechanisms in other rural areas, and the support of the Council's Housing Officer in encouraging further use of the mechanism.

On being put to the vote, it was by a majority:-

RESOLVED – that with respect to planning application TWC/2014/0687 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) Provision of on-site affordable housing constituting 40% of total number of units (2 dwellings)
 - (ii) A contribution of £600 per 2 bed unit (and above) towards off-site play and recreation (totalling £3,600)
 - (iii) £3000 towards improvements to the 30mph Gateway Features when entering Rodington Heath
- (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).
- (c) TWC/2014/0699 - Land Adjacent to 1 Talbot Close, Wrockwardine Wood, Telford, Shropshire

This proposal sought full planning permission for the erection of two 3 bedroom detached dwellings and two 3 bedroom semi-detached dwellings to be built on land at the junction of Plough Road and Talbot Close.

Members were generally welcoming of the application which would improve the aesthetic of the area. Some concern was expressed regarding highway safety which the Planning Officer advised would be appropriately addressed by the Highways Officer through proposed traffic calming measures.

On being put to the vote, it was unanimously:-

RESOLVED – that with respect to planning application TWC/2014/0699 the Development Management Manager be authorised to grant planning permission subject to the applicants/landowners entering into a Section 106 Agreement for financial contributions of £6,500 towards implementing a Traffic Calming Feature on Plough Road to the West of the Plough Road and Talbot Close Junction; and further subject to the conditions set out in the report.

The meeting ended at 6.47pm

Chairman:

Date: