

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 26 November 2014 at 6.00pm in the Telford Suite at Shropshire College Hotel School Ltd (The Telford Whitehouse Hotel), Watling Street, Wellington, Telford TF1 2NJ

PRESENT: Councillors J C Minor (Chairman), E J Greenaway, A S Jhawar, R T Kiernan, J Loveridge, L A Murray, B J Thompson (as substitute for K R Guy) and C R Turley.

ALSO PRESENT: Councillor V A Fletcher (for Planning Application TWC/2014/0932).

PC-050 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on 5 November 2014 be confirmed and signed by the Chairman.

PC-051 APOLOGIES FOR ABSENCE

Councillors N A Dugmore and K R Guy.

PC-052 DECLARATIONS OF INTEREST

With regard to planning application TWC/2014/0932, Councillor J C Minor commented that he was a member of St Georges and Priorslee Parish Council but he had not been involved in any discussions and he would not be withdrawing from the meeting.

With regard to planning application TWC/2014/0940, Councillor C R Turley commented that he was one of the Borough Ward Members and a member of Hollinswood and Randlay Parish Council but had expressed no prior view on the application and would not withdraw from the meeting.

Cllr A S Jhawar stated that, with regard to planning application TWC/2014/0960, he was one of the Borough Ward Members and the applicant was a relative. However, he had not engaged in any prior discussions and had no pecuniary interest in the application and would not be withdrawing from the meeting for that item.

PC-053 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-054 SITE VISITS

RESOLVED – that site visits take place on Wednesday, 17 December 2014 in respect of the following applications (times to be determined):-

- (a) TWC/2014/0612 - Land at Muxton Lane, Muxton, Telford, Shropshire;
- (b) TWC/2014/0746 - Maxell Europe Ltd, Hortonwood, Telford, Shropshire, TF1 6DA; and
- (c) TWC/2014/0761 - Land east of Waters Upton, Telford, Shropshire.

PC-055 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 each planning application.

- (a) TWC/2014/0415 - Land adjacent The Knoll, Church Aston, Newport, Shropshire

This was an outline application for the erection of up to 17 dwellings with associated access, services and infrastructure. All other matters (appearance, landscaping, layout and scale) were reserved for consideration at a later stage via a separate application. An update report was tabled at the meeting which clarified the recommended Section 106 obligations substituting the open space contribution for a play/recreation contribution

Councillor A J Eade, Borough Ward Member, had registered to speak but was not present when the application fell to be considered.

The Applicant's Agent, Mr S Thomas of Berrys, addressed the Committee in support of the proposals, stating that the site was sustainable with good access to education, health services and road network. He accepted that the site was not identified in the emerging Shaping Places Local Plan but noted that windfall sites could provide much needed housing. Mr Thomas went on to say that the site was not suited to agriculture but was well-contained and could comfortably accommodate the housing development, although some hedgerow would be removed to create appropriate highway visibility splays. Appropriate drainage controls were proposed. He noted the Parish Council's preference for allotments at the site but stated that the site was not available for that purpose. Section 106 obligations were noted together with the time limit to sign the legal agreement in order to secure the grant of planning permission.

The Planning Officer drew attention to aspects of the report relating to five year housing land supply, access, design, ecology including loss of trees and hedgerow, sustainability, pressures on services and infrastructure, and Section 106 contributions. The Planning Officer explained that changes to legislation meant that planning application fees had to be refunded to applicants when no decision was issued within 26 weeks. Consequently the recommendation in the report included an option to refuse planning permission if the proposed Section 106 agreement remained unsigned. The reasons for refusal detailed in the recommendation were, therefore, only applicable if the proposed Section 106 agreement was not signed as the proposed contributions provided adequate mitigation against the impact of the development.

Numerous questions were raised with regard to affordable housing and the Planning Officer responded that there was no difference between rural and urban affordable housing; affordable housing would be provided on-site and the Section 106 agreement sought affordable housing in value or number in order to give flexibility at reserved matters stage in the event that alternative proposals were made (eg for Extracare facilities which were in demand but comparatively more expensive per unit). Some Members considered affordable housing would be better offered off-site within Newport but other Members expressed the view that young adults who had grown up in the borough's villages often wanted to remain in the village when they moved out of their family homes but were unable to do so due to a lack of affordable housing.

Concern was expressed regarding the number of proposed dwellings and the impact on trees subject to Tree Preservation Orders. The Planning Officer advised that the ambiguity about the number of dwellings resulted from pre-application advice and would enable Officers to negotiate an appropriate design and layout, thereby ensuring due diligence was paid to the protected trees.

The Planning Officer also confirmed that there was no update on ecology and the Habitat Regulation Assessment screening matrix did not present any reason for refusal.

Whilst some Members remained concerned that the site was Greenfield land and were unconvinced that the proposals were sustainable, on being put to the vote, the majority of Members:-

RESOLVED – that with respect to planning application TWC/2014/0415 the Development Management Service Delivery Manager be authorised to grant planning permission subject to the following:-

(a) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to:

(i) Affordable housing, to include:

Provision ensuring that 35% of the dwellings to be built shall be affordable housing either in number or value (to allow for the inclusion of more expensive specialised affordable housing where required);

(ii) Highways works, to include:

Off site highway infrastructure improvements - up to a maximum of £14,577;

(iii) Education infrastructure funds up to maximum of £37,599 within the vicinity of the application site;

- (iv) A contribution towards off site play and recreation within the vicinity of the site by the council of £10,200; and
- (vi) Provision of a Planning and Financial Monitoring contribution of £1,500;
- (b) the conditions 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);
- (c) if the legal agreement associated with this application (refer to terms above) has not been signed by 3 January 2015, that planning application TWC/2014/0415 be refused for the following reasons:
 - (i) The proposed development fails to make provision for affordable housing to the detriment of the housing need of the area contrary to the provisions of Policy H23 of the Wrekin Local Plan, Policy CS1 of the Telford & Wrekin Core Strategy and Government policy set out in the National Planning Policy Framework.
 - (ii) The proposed development will have an unacceptable impact on the provision of local infrastructure, most notably the provision of educational facilities and public open space contrary to Policy OL13 of the Wrekin Local Plan, Policy CS10 of the Telford & Wrekin Core Strategy and the Government policy set out in the National Planning Policy Framework.
 - (iii) The proposed development will have an unacceptable impact on the surrounding highway network contrary to Policy T22 of the Wrekin Local Plan and the provisions of the National Planning Policy Framework.
- (b) TWC/2014/0932 - 1 Cloisters Way, St. Georges, Telford, Shropshire, TF2 9FY

This was a full planning application seeking retrospective permission for the erection of black metal hooped railings to the front of the property and closed boarded timber gates to the rear of the property at Cloisters Way, St Georges. Councillor V A Fletcher, one of the Borough Ward Members for Priorslee, had requested that the application be determined by the Planning Committee.

An update report was tabled at the meeting which set out further consultation responses received since the main report was drafted.

Councillor V A Fletcher spoke to oppose the application in terms of highway safety due to the restriction of access and egress to a private shared drive and turning head, the proposals were not in keeping with the open plan aesthetic of the area and there had been a previous refusal of similar proposals at another comparable site.

Mr P Dyke, a neighbouring objector, had registered to speak but was not present when the application fell to be considered.

Mr D Harrison, a neighbouring resident, spoke in support of the application which he believed enhanced the gateway to the estate and improved safety for the applicant's children. He had not encountered any difficulties with manoeuvring his own vehicles from his property.

Mr E Davies, the applicant, addressed the Committee in support of the application, explaining the terms on which he purchased the property from the developer and the personal reasons for requiring the fencing. He had supplied evidence that a turning point did not exist to the Ward's second Borough Councillor, Councillor I T W Fletcher.

The Planning Officer accepted that the original scheme for the development was open plan, but that future phases had introduced railings at the pool and that the application should, therefore, be considered on its merits. Vehicle movements would not be impeded and the proposals were policy compliant.

Members referred to the site visit which had been made in the afternoon prior to the meeting, noting that residents had been observed egressing properties without difficulty and that other properties in the vicinity benefited from similar railings. It was considered that the railings were an attractive addition to the property and provided safety for young children living in the property. Following questioning, the Planning Officer advised that permitted development rights were removed at outline stage, but in subsequent phases of development this practice was not continued due to a changing ethos. She advised that show homes often benefitted from enclosed areas in order to create a sales trap. She further advised that there was no fundamental reason to refuse this application and granting planning permission would not create a precedent as applications were considered on their own merits and some sites would be more suited to railed fencing than others.

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

RESOLVED – that with respect to planning application TWC/2014/0932 planning permission be granted subject to the conditions as set out in the report.

(c) TWC/2014/0940 - Site of Hollinswood Local Centre, Hollinswood, Telford, Shropshire

This was a Council proposal for the redevelopment of Hollinswood Local centre with the erection of an Activity Hub (Use Class D1), replacement retail units (Use Class A1 and A5), car parking and creation of new public square following demolition of existing shops and maisonettes.

An update report was tabled at the meeting which set out further comments received from Shropshire Fire Service, the Highways Officer and Severn Trent Water. The update report recommended additional conditions as a result of comments received.

Members welcomed investment in Hollinswood and the proposals to improve the aesthetics of the area. Clarification regarding the red line boundary was sought and provided. The loss of housing was lamented but viability issues were noted. Members supported the introduction of solar panels and requested that consideration be given to installation of solar panels at the Community Centre. The Planning Officer advised that the Community Centre did not form part of this application and any installation would require an amendment to be submitted, although it was possible to note the request in an Informative. The Assistant Director: Planning Specialist agreed to raise the issue with colleagues.

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

RESOLVED – that with respect to planning application TWC/2014/0940 planning permission be granted subject to the conditions as set out in the update report tabled at the meeting.

(d) TWC/2014/0960 - 183 Woodside Road, Ketley, Telford, Shropshire, TF1 5WT

Councillor K S Sahota had submitted this application for the erection of a porch to the front of the property. The proposal would normally be regarded as permitted development and would not require determination by the Committee, however, when the property was originally given consent, permitted development rights were removed (planning application W96/0750).

An update report was tabled at the meeting which confirmed that Ketley Parish Council supported the application.

The Committee supported the proposal.

RESOLVED – that with respect to planning application TWC/2014/0960 planning permission be granted subject to the conditions as set out in the report.

The meeting ended at 6.57pm

Chairman:

Date: