

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at 6.00pm on Wednesday, 6 November 2013 at 'The Place', Oakengates, Telford

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, I T W Fletcher, V A Fletcher (as substitute for Councillor R T Kiernan), A S Jhawar, J Loveridge, G C W Reynolds, S A W Reynolds and C R Turley.

ALSO PRESENT: Councillor S Bentley (for planning application TWC/2013/0693)

PC-048 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on 16 October 2013 be confirmed and signed by the Chairman

PC-049 APOLOGIES FOR ABSENCE

Councillor R T Kiernan

PC-050 DECLARATIONS OF INTEREST

With regard to planning application TWC/2013/0661, Councillor N A Dugmore commented upon his wife's employment situation but in the circumstances he would not withdraw from the meeting for that item.

With regard to planning application TWC/2013/0661, Councillor J Loveridge commented that she was a member of Stirchley and Brookside Parish Council but had taken no part in discussions and in the circumstances she would not be withdrawing from the meeting for that item.

Councillor S A W Reynolds declared a predetermined view with regard to planning application reference TWC/2013/0676. In the circumstances, she stated she would withdraw from the Committee for the determination of that item and would speak as Borough Ward Member.

With regard to planning application TWC/2013/0661, Councillor C R Turley commented that he was the Ward Member for The Nedge but had taken no part in discussions and in the circumstances he would not be withdrawing from the meeting for that item. With regard to planning application TWC/2013/0215, Councillor Turley also commented that he was a Trustee of the Ironbridge Gorge Museum Trust and Severn Gorge Countryside Trust but in the circumstances he would not be withdrawing from the meeting for that item.

PC-051 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-052 SITE VISITS

None.

PC-053 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/2013/0215, TWC/2013/0661 and TWC/2013/0676.

- (a) TWC/2013/0215 - Land Adjacent, The Coach House, Strethill Road, Coalbrookdale, Telford, Shropshire

This was a full application for the change of use from agricultural grazing land to a camping site to include the erection and siting of 6no. camping pods and the part conversion of an existing outbuilding to provide toilet and shower room facilities. The Gorge Parish Council had requested that the application be determined by the Planning Committee. An update report was tabled at the meeting which set out local concerns regarding water supply and the applicant's response.

Councillor M Bragg, representing The Gorge Parish Council, spoke in opposition to the application as she considered it lacked sufficient detail particularly with regard to the septic tank, toilet and shower facilities, laundry facilities, fire risk and vehicular access.

Mr D Harrison, a local resident, also spoke against the application. Although he welcomed the investment in tourism and supported local businesses, he raised concerns regarding water supply and quality, maintenance of private road and impact upon broadband speeds.

The Planning Officer advised that the proposals were compliant with the National Planning Policy Framework, uniquely increased the tourism offer in the area and that there were no Highways objections subject to a financial contribution to support maintenance of the adopted road. She noted that drainage and access to existing water supply was deemed acceptable and also pointed out that camping on site was currently permitted for up to 28 days annually.

In response to questioning, the Highways Development Team Leader indicated that the road was a public right of way and that the Authority was obliged to maintain it according to this status, hence the requested contributions to improve the surface and accommodate the anticipated development traffic. The road was unlikely to be adopted as public highway. The Legal Advisor commented that maintenance of the private road was not a planning consideration and affected parties would need to consider the relevant deeds.

Responding to further questions, the Planning Officer clarified a minor discrepancy between the location plan and block plan and indicated that granting temporary use was not considered viable due to the significant investment in the specified pod structures. The Planning Officer also confirmed that the application sought

permission for camping facilities throughout the whole year, with no restriction on numbers, but that only 6 'glamping' pods would be provided.

Despite Member concerns regarding inadequate hygiene and hand washing facilities, the internal layout or furnishings could not be conditioned and it was generally acknowledged by Members that campsites facilities were variable and for the owner to advertise. It was also noted that broadband speeds were not a planning consideration.

Members generally welcomed the investment in the area and increased tourism offer but were keen to ensure that no caravans were brought on to the site. It was by a majority,

RESOLVED – that with respect to planning application TWC/2013/0215 the Development Management Manager be authorised to grant planning permission subject to the applicants/landowners entering into a Section 106 Agreement to provide £4,000 towards highway improvements and further subject to the conditions set out in the report and an additional condition to ensure that no caravans are allowed on site.

(b) TWC/2013/0661 - Lord Silkin School, Stirchley, Telford, Shropshire, TF3 1FA

This was a full application for the erection of a 600 place secondary school, 420 place primary school, 100 place post-16 centre, with associated leisure, Primary Care Trust, Library and Parish Council facilities with a 32 FTE place nursery, together with associated car parking and landscaping at the existing Lord Silkin School and Stirchley Training Centre in Stirchley, Telford. An update report was tabled at the meeting summarising correspondence received since preparation of the report from the Arboricultural Officer and Parks and Open Spaces Officer.

In response to questioning, the Planning Officer indicated that he was not aware of any Health and Safety implications of the proposed primary school building being two-storey, that the site was set away from residential property, that the Arboricultural Officer had no objections subject to condition, furnishing of toilet facilities were not within the remit of the Planning Authority, with regard to comments made by the Urban Design officer end elevations were not primary facing elevations and the design was considered appropriate, Highways had no objection in principle although some concerns regarding matters of detail within the site had been raised but it was considered that these could be dealt with by Grampian style conditions to provide and satisfactory revised drawings prior to implementation.

Members welcomed the new school facilities.

RESOLVED – that with respect to planning application TWC/2013/0661 the Development Management Manager be authorised to grant planning permission subject to

(a) **The Council as landowner agreeing to provide a Memorandum signed by the Assistant Director Development, Business and Employment**

agreeing that the Council will provide the following sums at timescales to be agreed with Telford & Wrekin Council Highways:

- (i) £10,000 in connection with Traffic Regulation Order works with the contributions being refundable if they are not required; and**
- (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) TWC/2013/0676 - Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford, TF2 7AB**

In accordance with her declaration of interest Councillor S A W Reynolds left the room during determination of this application.

This was a full application for the erection of new a 1,200 place 11 to 16 year old Academy school with associated parking and landscaping on land at Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford. Members had undertaken a site visit in the afternoon prior to the meeting taking place.

An update report was tabled at the meeting which set out further correspondence received since the report was prepared. The Planning Officer also verbally updated the Committee that an objection from a nearby resident along with a number of generic objection letters together with a 56 signature petition had been received since the preparation of the update report.

Cllr Les Brayne, representing Wrockwardine Wood & Trench Parish Council, spoke to oppose the application on the grounds that the access to and egress from the site was inadequate, increased congestion on New Road and drainage.

Councillor S A W Reynolds Borough Ward Member for Wrockwardine Wood and Trench, also addressed the Committee. Whilst she was supportive of the new school in principle she expressed concerns regarding the proposals in terms of access, impact upon infrastructure, residents' quality of life, design, safe route to school and associated safeguarding impacts, coach and emergency access, parking and flooding.

Mrs Wassell, a Local Resident, and the Reverend M Stafford, Wrockwardine Wood & Trench Holy Trinity Church, spoke in opposition to the application. Mrs Wassell suggested that determination of the application should be deferred until further discussion could take place regarding the proposed access to the development and parking. Reverend Stafford also sought for the determination of this application to be deferred to ensure that safeguarding requirements were met.

Mr J Collins, Assistant Director: Education and Skills, on behalf of the Applicant, spoke in support of the application highlighting the scheme as part of the wider Building Schools for the Future project, which provided impetus for the transformation of learning across the borough. Consultation with the Parish Council and local residents had taken place and he was aware of concerns. He assured the

Committee that safety was a paramount concern and that he was confident the application would have the necessary safeguards in place to ensure a safe access and egress from the site.

The Planning Officer particularly referred Members to aspects of the report which addressed issues relating to access, design and flooding. He noted highway improvements as set out in the report, the existing embankment to behind the proposed new Academy would reduce the visual impact of the development and it was considered that on balance the proposals fulfilled design criteria. The Planning Officer further noted concerns raised regarding drainage at the site and indicated that discussions were continuing with TWC Drainage Engineers and Severn Trent Water on a number of feasible solutions to this issue and in this regard but it was considered that a satisfactory solution was possible and this would be subject to a Grampian style condition.

The Highways Development Team Leader explained the results of the Technical Assessment which demonstrated that the relocated access to New Road has sufficient capacity at both 2015 and the future assessment year of 2024 with the expected school traffic and background traffic growth. The signalisation of the New Road/Wrockwardine Wood way junction should alleviate existing congestion, while additional parking land at the Football/Bowling Club would provide a suitable level of parking for the school and access to the Silkin Way for pedestrians via a new traffic signal controlled crossing across New Road. Financial contributions are also requested towards appropriate Traffic Regulation Orders to safeguard the New Road access junction.

All Members welcomed the principle of the proposed school development but some Members expressed a number of concerns regarding the application. During the course of a vigorous debate, particular comments were raised regarding security, limited parking, disabled parking, coach facilities, increased traffic generation, poor design, suitability of traffic lights, the absence of a sequential test for alternative access and egress, the suitability of the proposed access and egress, whether the technical assessment model would translate in practice and provided sufficient assurance, sustainability, loss of green network, impact on local amenity, hours of use and disturbance to residents and drainage.

In response to questions, the Planning Officer advised that a shared use agreement would exist with the Football/Bowling Club to enable the school to use the car park, which would result in a net overall gain in parking spaces. He advised that sequential tests only applied to the location of proposed retail development in relation to town centre uses. He also reiterated that discussions regarding drainage were ongoing and it was possible to impose a condition to ensure that the details of any solution were provided and accepted before development began. He stated that there were no current coach facilities but that the application proposed two bays and a turning facility for coaches.

The Assistant Director: Planning Specialist reiterated that the shared use agreement would maximise parking arrangements, that access and traffic circulation had been deemed acceptable in accordance with national standards and specifications, that officers were satisfied that drainage issues could be adequately resolved following

discussions with Severn Trent Water and that this would be the subject of a Grampian condition, and that the proposals were considered to be sustainable.

Some Members felt that the proposed Grampian condition would sufficiently deal with drainage issues and all other concerns raised, particularly those directly relating to traffic and parking, could be dealt with sufficiently by the recommended conditions. Some Members also noted that the Parish Council had not been able to identify an alternative access. On balance, therefore some Members considered that the application could be supported on planning grounds.

Councillor N A Dugmore proposed, seconded by Councillor V A Fletcher, that determination of this planning application be deferred to enable the applicant to consider an alternative access and for a defined drainage scheme to be presented but, on being put to the vote, this was not agreed.

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

RESOLVED – that with respect to planning application TWC/2013/0676 the Development Management Manager be authorised to grant planning permission subject to

- (a) The Council as landowner agreeing to provide a Memorandum signed by the Assistant Director Development, Business and Employment agreeing that the Council will provide the following sums at timescales to be agreed with Telford & Wrekin Council Highways:
 - (i) £5,000 in connection with Traffic Regulation Order works;
 - (ii) Up to £11,100 commuted maintenance sum in respect of PUFFIN crossing (final cost depending on design); and
 - (iii) £22,000 commuted maintenance sum in respect of signal junction at Wrockwardine Wood Way/New Road.
- (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).
- (d) TWC/2013/0693 - Land adjacent to 8 Heath Court, Cliff Crescent, Ellerdine, Telford, Shropshire

This was a full application seeking permission for 12 dwellings comprising 4 two storey detached dwellings and 8 two storey semi-detached dwellings, together with refurbishment and conversion of a former blacksmith's workshop to a storage facility for the proposed two neighbouring residential units.

Councillor S Bentley, Borough Ward Member, welcomed the application, commending the open dialogue approach which the Applicant had taken in the community. However he asked whether education contributions could be ring-fenced and whether the affordable housing could be subject to a local connection agreement.

Mr C Huntley, the Applicant's Agent, spoke to support the application, commenting on community engagement, traffic, drainage, management of construction works, privacy, sustainability, retention of The Smithy, proposed financial contributions and affordable housing.

The Planning Officer drew Member's attention to the section of the report which dealt with the principle of development in terms of the National Planning Policy Framework and housing supply. She also commented upon consultation responses received, drainage, residential amenity and play facilities. The Legal Advisor confirmed that the Section 106 Agreement would pick up issues regarding affordable housing for families with a local connection.

Members unanimously welcomed the proposals.

RESOLVED – that with respect to planning application TWC/2013/0693 the Development Management Manager be authorised to grant planning permission subject to:-

- (a) the applicants/landowners entering into a Section 106 Agreement to provide**
 - (i) 33% (4 units – Units 3, 4, 5, and 6) of dwellings developed to be affordable;**
 - (ii) A contribution of £7,200 toward meeting the recreational / play needs arising from this development near to the application site;**
 - (iii) A contribution toward the provision of primary education of £20,571 based on a scheme of 12 dwellings and the housing mix provided;**
 - (iv) Planning monitoring contribution.**

- (b) and further subject to the conditions set out in the report.**

The meeting ended at 8.05pm

Chairman:

Date: