

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 5 February 2014 at 6.00pm in the Auditorium, Abraham Darby Academy, Hill Top, Ironbridge Road, Madeley, Telford

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, I T W Fletcher, E J Greenaway, A S Jhawar, J Loveridge, G C W Reynolds, S A W Reynolds and C R Turley.

ALSO PRESENT:

PC-076 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on 15 January 2014 be confirmed and signed by the Chairman

PC-077 APOLOGIES FOR ABSENCE

None.

PC-078 DECLARATIONS OF INTEREST

Councillors N A Dugmore, I T W Fletcher and C R Turley declared an interest in planning application TWC/2013/0936 as they were all members of Granville Management Committee but, as they had not taken part in any prior discussions relating to the application, in the circumstances they would not be withdrawing from the meeting for that item

PC-079 DEFERRED/WITHDRAWN APPLICATIONS

The Development Management Service Delivery Manager informed the Committee that the applicant had withdrawn planning application TWC/2013/0824 (Land off Shepherds Lane, Red Lake, Telford).

RESOLVED – that planning application TWC/2013/0824 be withdrawn.

PC-080 SITE VISITS

None.

PC-081 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 application TWC/2013/0936.

- (a) TWC/2013/0806 - Wrockwardine Wood Arts College, New Road, Wrockwardine Wood, Telford, TF2 6JZ

This was an outline application submitted by the Council for residential development of up to 53 dwellings with associated open space, landscaping and infrastructure following demolition of existing school buildings. The current school would not be required following the construction and opening of the new Telford Co-Operative Academy to replace both Wrockwardine Wood Arts College and also Sutherland School (subject to a separate application) and, therefore, the application site would be available for redevelopment. All matters were reserved for a further application; however an illustrative layout had been submitted with the application which indicated the possible position of the access points. In addition to access, Members' attention was also drawn to aspects of the report relating to mine shafts, stability, green network and financial contributions.

Some Members expressed concerns regarding the lack of financial contributions and affordable housing, mine shafts, viability, traffic generation, lifting of highways restrictions with regard to parking in the School Zone and the low density of layout in light of the Council's housing land supply needs. Conversely, other Members pointed out that traffic generated by 53 dwellings would be significantly lower than that generated by a 1200 place school, welcomed the alternative access and considered that the site was sustainable.

Following questions by Members, the Development Management Service Delivery Manager advised that the outline application had been submitted by the Council in relation to disposal of the site and that any remedial works to treat mine entries would be the responsibility of the developer. Some Members considered whether the cost of remedial works would further impact upon viability and the Development Management Service Delivery Manager advised that the suggested low density of the housing was a direct result of the presence of the mine shafts and topographical constraints but that as the application was in outline with an indicative layout only, the detail could change at reserved matters stage. The Planning Officer pointed out that the financial contributions towards highways improvements would allow for the implementation of parking restrictions in the vicinity. Clarification was also provided regarding the Home Zone area. The Assistant Director: Planning Specialist elaborated that further financial contributions had not been requested due to a balance being considered with the community benefits brought by the Building Schools for the Future project and he emphasised that there was no difference in the way this application had been presented from a non-Council application. He added that the Highways Officer was satisfied with the proposals and, with regard to density, the application sought to use land effectively within constraints.

Councillor G C W Reynolds noted local understanding regarding the school clock tower and proposed a condition be added to the recommendation to ensure it was preserved.

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

RESOLVED – that with respect to planning application TWC/2013/0806 subject to receiving written confirmation from the Assistant Director Development

Business and Employment and Assistant Director Education and Skills to provide financial contributions of £3,000 towards Traffic Regulation Order and a commuted sum, to be agreed, for the maintenance of open space and any surface water attenuation feature on site the Development Management Service Delivery Manager be authorised to grant planning permission subject to the conditions set out in the report and further subject to a condition to preserve the clock tower.

(b) TWC/2013/0936 - Land off Lodge Road, Telford, Shropshire

This was a Council proposal for the refurbishment and extension of the existing authorised gypsy and traveller site in Donnington Wood with the aim of tackling issues relating to unauthorised encampments through the improvement of available facilities and increased pitches. An update report was tabled which set out additional comments received since the publication of the main report. It was noted that the number of pitches was larger than recommended by Guidance but as the design was for two distinct areas, it was considered an appropriate context.

Concerns were raised for the safety of the proposed attenuation basin and Members were advised that details of fencing or other safety measures would be sought as part of the proposed conditions. Members were also advised that the services and portable pods were advocated by guidance. Members welcomed the widening of the access and were generally in favour of the proposals for the existing, well managed site.

RESOLVED – that with respect to planning application TWC/2013/0936 planning permission be granted subject to the conditions as set out in the update report tabled at the meeting.

The meeting ended at 6.31pm

Chairman:

Date: