

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 19 March 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: Councillors S Bentley (for planning application TWC/2013/1038) and K R Guy (for planning application TWC/2013/0920)

PC-094 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on 26 February 2014 be confirmed and signed by the Chairman.

PC-095 APOLOGIES FOR ABSENCE

None.

PC-096 DECLARATIONS OF INTEREST

Regarding planning application reference TWC/2013/0040 Councillor J Loveridge stated that she was one of the Borough Ward Members but, in the circumstances she would not be withdrawing from the meeting for that item.

Regarding planning application reference TWC/2013/0040 Councillor C R Turley stated that he was a Member of the Parish Council but, in the circumstances he would not be withdrawing from the meeting for that item.

Regarding planning application reference TWC/2013/0995 Councillors A S Jhawar and G C W Reynolds stated that they were both Borough Ward Members but, in the circumstances neither would be withdrawing from the meeting for that item.

PC-097 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-098 SITE VISITS

None.

PC-099 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/2013/1038.

- (a) TWC/2013/0920 - Land adjacent Police Houses, 2 Park Lane, Woodside, Telford, Shropshire

This was a full planning application seeking consent for the erection of a detached dwelling to the rear of No.41 Park Lane, Woodside, adjacent to the Old Police Houses following the demolition of an existing detached garage. Councillor K R Guy had requested that the application be determined by Planning Committee.

Councillor K R Guy, the Borough Ward Member, spoke on behalf of local residents who opposed the application, noting the comparative size of gardens in the area, commenting upon the Landlord's motives and garden grabbing.

Mr C Huntley, the applicant's agent, spoke in support of the application commenting upon the setting and opportunity afforded by the site, the mixed character of dwellings in the area and noted that the design had been amended to accommodate concerns, included parking and that there would be no issues with overlooking or loss of light.

The Planning Officer noted that the application was policy compliant, the site was in a sustainable location, there were no highways objections, and it would not result in a significant adverse impact on the character of the area. He clarified the position with regard to removal of permitted development rights which was appropriate in the circumstances and would guard against future extension and alteration of the dwelling.

Recalling the site visit which had taken place that afternoon, the Committee considered that the proposals would enhance the street scene and were of an acceptable size and placement in an infill plot. Members welcomed the removal of permitted development rights and noted that the applicant's motives and scruples were not material planning considerations.

In response to questioning regarding adequacy of parking, the Planning Officer advised that parking provision met requirements and there was no impact on highways safety since there was ample visibility in both directions.

RESOLVED – that with respect to planning application TWC/2013/0920 planning permission be granted subject to the conditions as set out in the report.

- (b) TWC/2013/0995 - Maddocks Sports & Social Club, Church Street, Oakengates, Telford, Shropshire, TF2 6BP

This was a full application for a new affordable housing scheme of 38 dwellings with associated roads, retaining walls, screen fencing and improvements to existing landscaped embankment areas.

Mr P Mellor, applicant, made representations in support of the application regarding local need, affordable housing, deliverability, included attenuation scheme, slope stability, highways improvements and substantial community benefit in relation to the provision of funds to refurbish the Club.

The Planning Officer drew Members' attention to aspects of the report regarding planning policy, objections received and the conclusion reached. In response to questioning, the Planning Officer elaborated upon the consultation process with Sport England. He also advised that parking provision was as allocated on the plans, the Highways Officer had raised no objection and confirmed that no indication had been given that works required by the Coal Authority would affect viability. He also commented on the phased nature of the scheme, including noise mitigation measures and improvements at the Club. The Legal Advisor clarified the position with regard to the proposed Section 106 Agreement and the Council's administrative function in ensuring the discharge of obligations.

The Committee considered the application having regard to affordable housing, sustainability, highways improvements, Club improvements, local and national planning policy, management of open space, and established principle of development. Upon being put to the vote, it was unanimously:-

RESOLVED – that with respect to planning application TWC/2013/0995 the Development Management Manager be authorised to grant planning permission subject to the applicants/landowners entering into a Section 106 Agreement (terms to be agreed by the Development Management Service Delivery Manager) relating to:-

- (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) To provide financial contributions of £14,250 towards recreational facilities in the local area, £10,000 towards highway improvements and a Financial Monitoring Contribution sum of £1,212; and
 - (ii) Transfer of a sum of money to the Council based on the estimated cost of the works to implement the refurbishment and extension of the Clubhouse being sought under application TWC/2013/0967 which the Club can then submit invoices for payment provided the invoices are in connection with those works to the Clubhouse. This part of the Section 106 agreement would also allow for certain works relating to acoustic insulation and noise protection to be carried out prior to the occupation of any dwellings on site.
- (b) The conditions set out in report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

(c) TWC/2013/1038 - The Quarry, Waters Upton, Telford, Shropshire, TF6 6NP

This was an application for full planning permission for one detached, two storey 3no. bedroom dwelling, front garden and new landscaping to the front, a rear patio and garden incorporating a bin and recycle store, parking for two vehicles, and turning area. The occupancy of the proposed dwelling was linked to the operation of the neighbouring industrial units (Units 1, 2 and 3 with B2 permission; light engineering works undertaken). Waters Upton Parish Council had requested that the application be determined by Planning Committee.

An update report was tabled which detailed further comments received from Waters Upton Parish Council who had been unable to send a representative to speak. These comments referred to the existing approval for the site and objected on the grounds that the proposed ultra-modern design was not in keeping with the character of the area.

Cllr S Bentley, Borough Ward Member, spoke to oppose the application on the grounds of the design being inappropriate for the character of the village and non-compliance with local and national policies including the emerging Shaping Places Plan and National Planning Policy Framework.

Mr C Huntley, the applicant's agent, addressed the Committee in support of the application. He noted concerns regarding the design which he stated he would share if the site was within the centre of the village but he thought it was necessary to consider the proposals in terms of the immediate vicinity rather than the wider village. The site was unique and already accommodated a modern large scale building and he, therefore, considered the bespoke design was sympathetic to the secluded quarry site with the proposed building materials linking to the heritage of the site.

The Planning Officer suggested that Members consider the proposals in the context of the site as a former quarry and employment site. He noted the site was not a conservation area or heritage asset, there is no local character assessment stipulating design codes and the proposals were compliant with the National Planning Policy Framework. In response to questioning, using plans, he demonstrated how the existing approval and proposed dwelling would relate to the street scene in terms of relationships with properties along the stretch of road and how the use of sandstone affords a link with the sites previous use and the traditional building material used in the settlement.

A robust debate took place with Members expressing polarised views regarding the appropriateness of the design to the area and the interpretation of the National Planning Policy Framework's stance on encouraging innovative design contrasted with sensitivity to local characteristics. The Assistant Director: Planning Specialist acknowledged the difficult challenge presented by design issues and that interpretation of the National Planning Policy Framework was subjective on the point of innovative design which meant that Members would need to draw upon their experience of the planning process and knowledge of previous applications in order to determine the acceptability of the proposals.

Some Members opined that the design was exciting and not visually intrusive in context, drawing similarities with the quarry site in St Georges, and reflecting upon development at Telford Millennium Community and Lawley. It was also noted that the location was an employment site and not a conservation area. However, whilst other Members acknowledged the merits of the design, they did not feel that this site, central to the village, was an appropriate location. Members also considered that the National Planning Policy Framework advocated working with the community and, recalling that other developers in the village had actively engaged with the Parish Council, it was lamented that similar levels of consultation had not taken place in this case.

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

RESOLVED – that with respect to planning application TWC/2013/1038 planning permission be granted subject to the conditions as set out in the update report tabled at the meeting.

(d) W2007/0040 - Brindleyford Primary School, Brindleyford, Brookside, Telford, Shropshire

Members were presented with a report which sought approval to amend the Memorandum that was signed for the outline residential application (W2007/0040) at the former Brindleyford School. The proposed amendment would allow re-allocation of some of the money allocated for various sports and leisure improvements to enhance leisure/recreation facilities beyond that specifically identified in the Memorandum associated with the original outline planning permission.

Following clarification regarding provision of facilities and funding streams, Members were able to unanimously welcome this application.

RESOLVED – that with respect to planning application W2007/0040 the Leisure Contribution section of the Memorandum for the Brindleyford School Site that refers to money amounts be amended to read:-

£155,000 towards improvements as part of the Brookside regeneration;

£85,000 towards a new ball court/improvements at the existing Brookside centre;

The new on-site equipped play area (LEAP) adjacent to the Brindleyford housing development shall be provided (using other funding streams).

The all-weather pitch at Stirchley recreation ground shall be provided in lieu of grassed pitch improvements (using other funding streams).

The meeting ended at 7.20pm

Chairman:

Date: