

PLANNING COMMITTEE

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

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

PC-082 MINUTES

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

PC-083 APOLOGIES FOR ABSENCE

None

PC-084 DECLARATIONS OF INTEREST

With regard to planning application TWC/2014/0084, Councillor E J Greenaway commented that she was the Ward Member but had not engaged in any previous discussions and therefore she would not be withdrawing from the meeting for that item.

PC-085 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-086 SITE VISITS

The Chairman reminded Members that two site visits had been arranged to take place on the afternoon of 5 March 2014 as follows:-

3.45pm - Unit 108C, Halesfield 13, Halesfield, Telford, Shropshire, TF7 4QR (TWC/2013/0871)

4.15pm approx - Land to the north west of existing MOD Donnington, Donnington, Telford (TWC/2014/0042)

PC-087 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/2013/0938; TWC/2013/0997 and TWC/2014/0006.

(a) TWC/2013/0938 - Land off Holyhead Road, Wellington, Telford, Shropshire, TF6 5AB

This was a proposal seeking full planning approval for the erection of a 63 bed extra care facility comprising of 100% affordable housing, together with associated communal/public facilities including a restaurant, café, multi-purpose room, and ancillary accommodation and the erection of 77 dwellings with associated open space.

Mr A Williams, the Applicant's Agent, spoke in support of the application highlighting the lack of a five year housing land supply, shortage of local facilities to meet the needs of an aging population, affordable housing, community benefits and design. Additionally, he commented that loss of view was not a material planning consideration.

The Planning Officer drew attention to aspects of the report dealing with the substantial need for extra care facilities in the borough, issues regarding the Council's lack of a five year housing land supply, how the application met the requirements of sustainable development as described in the National Planning Policy Framework (NPPF), minor impact on nearby heritage assets, design, highways and viability issues as set out in the update report tabled at the meeting.

Some Members raised concerns regarding highway capacity, education and leisure contributions, practicality of letting based on local connection, suitability of public transport networks, design, landscape and site sensitivity, how many jobs would actually be created and flood risk. In response, the Planning Officer explained that the junctions outlined in the report would operate at design capacity in ten years without any further developments, and as a number of other developments subject to separate applications were proposed in the near vicinity of this site highways had assessed the cumulative impacts of the developments and the requested Section 106 financial contributions towards Highways reflected this. Specific details regarding the design of cross roads at Oak Crescent were not available at the meeting. Contributions for education reflected the other community benefits gained from the application in terms of the gift of land and affordable housing provision above policy requirements, Leisure contributions were specific to Bowring Park and improvement works would be undertaken by the applicant themselves in order to assist with viability, public transport provision may improve if and when other schemes in the vicinity came forward, no flooding concerns had been raised by the Drainage Engineer and an approximate indication of the dimensions of the extra care facility were given.

The Assistant Director: Planning Specialist reiterated comments that the Highways, Education, Leisure and Drainage Officers were all satisfied with the application and Housing Officers were satisfied that WHT would satisfactorily manage the lettings. With regard to public transport and the site was served by local operators within resources available. The Assistant Director: Planning Specialist also commented on the rules surrounding viability, recent case law regarding the five year housing land supply and the pro-development ethos of the Growth Act coupled with the government's position that the development and construction sector would drive economic recovery.

Considering the responses above and also the site visit which had taken place that afternoon, some Members considered that the application was compliant with the NPPF's requirements for sustainable development, with public transport links and Wellington shops were not a significant distance away, job creation, social facilities and welcomed the affordable housing element and sympathetic design.

Upon further questioning, Members were advised that there were no local policy grounds to ask for Code for Sustainable Homes code 4 in this locality, but had requested based on recent appeal decisions; the extra care facilities would achieved BREEAM Very Good however increasing the open market housing standard to this level would significantly affect viability of the scheme and as half the scheme would be sustainably constructed this was satisfactory; whilst the location seemed isolated there was no policy guidance to state how close to the urban centre schemes should be, and sustainability was assessed as a whole on balance. Advice was also given that officers had negotiated the best package of financial contributions possible in view of the fact that the land was to be gifted, and delivered immediately.

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

RESOLVED – that with respect to planning application TWC/2013/0938 the Development Management Manager be authorised to grant planning permission subject to the applicants/landowners entering into a Section 106 Agreement to provide affordable housing in the provision of a 66 bed extra care facility, and appropriate financial contributions towards highway mitigation measures (£80,020), education facilities (£100,000) and either contributions /works appropriate for offsite leisure and recreation facilities to the value of £65,100 and further subject to the conditions set out in the update report.

(b) TWC/2013/0997 - Land at, Lawton Farm Way, Leegomery, Telford, Shropshire

This application was a departure from planning policy seeking full planning permission for the erection of 27 dwellings and garages with associated parking, access roads and amenity space, following the demolition of existing buildings. The proposal also included the creation of replacement car parking for the adjoining doctors surgery. An update report was tabled at the meeting which detailed further comments submitted since the preparation of the original report.

A previous planning application was granted in 2007 for a development of 13 houses and 58 apartments as well as new retail units on this site and to the south, within the local centre. The retail part of the scheme was constructed but the residential development was never implemented. Due to the significant change in the total number of units proposed and the change to the red line site boundary Planning Officers had advised that a new application was required.

Members noted that the principle of development had already been established at the site but raised some concerns regarding the application in terms of traffic

congestion at peak times, management of green spaces and how the schedule of work would impact on parking for the doctors' surgery.

The Planning Officer advised that a balance needed to be struck between parking and freeflow of traffic and the highways solution was considered to best suit the circumstances, she advised that management of open space would fall to the developer in this instance, and that it would be reasonable for Members to request a condition to ensure the surgery car park remained accessible throughout construction work.

Members unanimously supported the application.

RESOLVED – that with respect to planning application TWC/2013/0997 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 £3000 towards a Traffic Regulation Order and further subject to the conditions set out in the update report and an additional condition to ensure the car park for the doctors' surgery is retained until the new facilities are provided.

(c) TWC/2014/0006 - Hesbrooks HGV Yard, Avenue Road, Newport, Shropshire, TF10 7EA

This was an application for the erection of two storey houses and 2 two storey apartments on the site of Hesbrooks haulage yard. Vehicular access was proposed from Avenue Road, and another residential development of 61 units was under construction on the adjacent site (separate planning application TWC/2011/0334) where it was proposed shared parking arrangements for the apartments would be provided. An update report was tabled at the meeting which informed Members that amended plans had been received and revised comments had been received from the Highways Engineer.

Members welcomed the application.

RESOLVED – that with respect to planning application TWC/2014/0006 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 £1500 towards a Traffic Regulation Order and further subject to the conditions set out in the update report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

(d) TWC/2014/0084 - Unit 12 Telford Forge Retail Park, Colliers Way, Old Park, Telford, Shropshire, TF3 4AG

This was an application for the installation of a replacement mezzanine floor.

Members welcomed this application which supported local business needs.

RESOLVED – that with respect to planning application TWC/2014/0084 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 £21,219 towards strategic highways infrastructure and further subject to the conditions set out in the report.

PC-088 TREE PRESERVATION ORDER 2013

The Committee considered the report of the Assistant Director: Law, Democracy and People Services seeking confirmation of a provisional Tree Preservation Order (TPO) at Cappelquin House, Cappelquin Drive, St Georges. The report detailed an objection received from the owner of the property expressing concerns regarding the size and condition of the tree and a rebuttal by the Tree and Woodlands Officer together with a photograph of the trees and a map showing the tree's existence in 1882.

The Legal Advisor outlined the process and clarified that only one tree was subject to the TPO rather than two as suggested by the map submitted with the objector's report. The Tree and Woodland Officer explained the background to the making of the Provisional Order which applied to only one of the beech trees located on the property as it was conceded the second beech was in poor health. Despite the recent 100mph winds and concerns from the objector that the trees were unsafe, both trees were still standing and the Tree and Woodland Officer opined that there was no scientific basis to the objection. The Legal Advisor advised Members that the focus in this case should be on amenity and confirmed that the property owner could apply for consent to lop, prune or fell the tree at any time.

Members noted the concerns of the objector that the tree was unsafe together with the reports submitted and balanced this against the opinion of the Council's Tree and Woodlands Officer. Members unanimously concluded that due to the age of the tree and its prominence in the area, it was worth preserving for its visual amenity.

RESOLVED – that the Borough of Telford & Wrekin (Beech tree within the grounds of; Cappelquin House, Cappelquin Drive, St Georges, Telford, TF2 7BX) Tree Preservation Order 2013 be confirmed.

The meeting ended at 7.35pm

Chairman:

Date: