

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 18 November 2015 at 6pm 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 (Chair), N A Dugmore, I T W Fletcher, N C Lowery, J Loveridge, P J Scott, M J Smith and C R Turley.

ALSO PRESENT: Councillors S Davies (for planning application TWC/2015/0790), A Lawrence (for planning application TWC/2015/0804), C P R Mollet (for planning application TWC/2015/0488), and K S Sahota (for planning application TWC/2015/0790).

The Chair asked everyone present to join him in observing one minute's silence in tribute to the victims of the Paris terrorist attacks.

PC-058 APOLOGIES FOR ABSENCE

None.

PC-059 DECLARATIONS OF INTEREST

Councillors N A Dugmore, I T W Fletcher and C R Turley declared an interest in planning application TWC/2015/0804 as they were all Members of the Granville Local Nature Reserve Management Committee and all three indicated that they would withdraw from the meeting during determination thereof.

Councillor C R Turley also declared an interest in planning application TWC/2015/0790 as he was a member of Great Dawley Parish Council but he indicated that he had not engaged in any prior discussions and, therefore, he would not be withdrawing from the meeting for that item.

Councillor C R Turley similarly declared an interest in planning application TWC/2015/0790 as he was also a member of Hollinswood and Randlay Parish Council but he indicated that he had not engaged in any prior discussions and he would not, therefore, be withdrawing from the meeting for that item.

PC-060 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on 28 October 2015 be confirmed and signed by the Chairman.

PC-061 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-062 SITE VISITS

RESOLVED – that a site visit takes place at 3.00pm on Wednesday, 16 December 2015 at Oakleigh, Lawley Village, Telford, in respect of planning application TWC/2015/0488.

PC-063 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/2015/0488, TWC/2015/0666 and TWC/2015/0804.

(a) TWC/2015/0488 - Site of Oakleigh, Lawley Village, Telford, Shropshire

This was an outline planning application for the demolition of the existing detached house, Oakleigh, and for the erection of up to 9 houses. All matters, except access, were reserved for subsequent consideration. An update report was tabled which set out the further comments made by Lawley & Overdale Parish Council which referred to a number of photographs submitted in support of comments relating to highway concerns.

Lawley and Overdale Parish Council had requested that the application be determined by the Planning Committee.

Councillor D Blackburn, representing Lawley & Overdale Parish Council, spoke against the application on the grounds of highway safety, particularly in regard to increased vehicular movement, parking and the situation of the bus stop, pedestrian safety, over-development of the site and being contrary to the National Planning Policy Framework (paragraphs 48 and 55). The Parish Council did not object to development of the site but preferred to see a reduced number of units with improved access and egress.

Councillor C P R Mollett, one of the borough ward members, also spoke to oppose the application on the grounds of over-development, density and highway safety.

Mrs P Mann, the Applicant addressed the Committee in support of her application. She explained that the current dwelling was not a modern property, requiring significant, uneconomical repairs. She expressed her opinion that the road was not busy, that there were no lorries delivering to the local shop and that the development would be more in character with the area and bring benefits to an expanding area.

The Planning Officer drew Members' attention to elements of the report regarding the principle of development, design and layout, highway matters, agreed Section 106 contributions, ecology, drainage and coal mining.

During the ensuing debate, Members expressed concerns regarding the density of the proposals, suitability of the means of access/egress and proposed visibility splays. Members were not against development at the site and invited officers to

engage in further negotiation with the applicant to assess the feasibility of reducing the proposed number of units and a site visit was also proposed and seconded.

RESOLVED – that determination of planning application TWC/2015/0488 be deferred to allow the Committee Members to make a Site Visit and for Officers to speak to the applicant to discuss a reduction in the proposed number of dwellings.

(b) TWC/2015/0666 - Plot 6, Telford 54, Nedge Hill, Telford, Shropshire

This was an outline planning application for up to 60,000m² of floorspace for a number of uses: research and development (Use Class B1(b)), light industry (Use Class B1(c)), general industry (Use Class B2)) and storage and distribution (Use Class B8)) in addition to ancillary offices (Use Class B1(a)). The means of access to the site was included within the application but all other matters were reserved for subsequent consideration.

Mr K Webster, the Applicant's Agent, addressed the Committee in support of the application. He noted that the land was allocated for development in the Local Plan and that there was serious interest in the site, subject to planning permission. Mr Webster also highlighted good local access links, increased employment opportunities and that a S106 Agreement had been proposed in principle subject to further traffic modelling and assessment.

The Planning Officer drew Members' attention to aspects of the report concerning principle of development, access links, job creation, indicative layout and reserved matters, drainage and highways. He drew attention to the update report which had been tabled and which detailed the response of Highways England in withdrawing their holding objection subject to the imposition of a number of conditions relating to transport assessment. Discussions regarding section 106 contributions were ongoing but the financial contribution would be a maximum £ 486,880,. The Planning Officer agreed to check Highway's England's reference to the "A49 trunk road".

Members welcomed this application and, although it would have been preferable to consider the application in conjunction with the highways resolution, the links to the Local Plan and Council aspirations were clear. Members indicated that they would like to see applications for the installation of roof solar panels on industrial buildings such as this.

Upon being put to the vote, it was unanimously:

RESOLVED – that with respect to planning application TWC/2015/0666 the Development Management Service Delivery Manager be authorised to grant outline planning permission subject to the applicants/landowners entering into a Section 106 Agreement for a financial contribution of up to £486,880 towards improvements to the local highway network in the vicinity of the application site (exact figure to be agreed) and further subject to the conditions and informatives set out in the report and update report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager).

- (c) TWC/2015/0746 - Meeting Point House, Southwater Way, Telford Town Centre, Telford, Shropshire, TF3 4HS

This application sought full planning permission for the erection of a two storey extension to the front of Meeting Point House, Telford Town Centre. The proposed building would contain three units at ground floor level for use as cafés and restaurants (use class A3) and a mixed use space at first floor level comprising meeting rooms and a theatre. The Planning Officer drew particular attention to elements of the report concerning the principle of development and design. In response to questioning, she advised that the site Environmental Management Plan at condition 7 would include hours of operation for construction including loading, storage and hoarding.

Members considered that the existing buildings were visually unappealing and welcomed the improvements proposed by this application but some Members considered that the design was still incongruous within the Southwater street scene. Some Members also questioned the need for a further concentration of café facilities at the site but others accepted that the vibrant night time economy in Southwater would benefit from greater diversity. Some Members also commented that use of the space to provide a theatre would have been welcome .

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

RESOLVED – that with respect to planning application TWC/2015/0746 planning permission be granted subject to the conditions and informatives set out in the report.

- (d) TWC/2015/0790 - Telecommunications Mast, Dawley Green Way, Dawley Bank, Telford, Shropshire

This was an application seeking full planning permission for the replacement of a 17.5m high monopole (including three antennae) with a 17.5m high monopole with six shrouded antennas, one 300mm transmission dish and the installation of one equipment cabinet and one replacement equipment cabinet to the side Dawley Green Way. The application had been deferred at the meeting of the Committee on 28 October 2015 to enable further investigation of issues raised by Members. To this end, the Planning Officer confirmed that the mast was adjacent but outside the boundary of the designated Fields in Trust, therefore there was no legal designation which prevented the development of this site. Details of alternative sites considered by the Operator were set out in the report.

Councillors K Sahota and S Davies, the local ward members, spoke to oppose the application on behalf of local residents. Councillor Sahota noted that the proposed replacement mast would have an intrusive visual impact and would not be in keeping with the character of the local area. Councillor Davies noted that local residents did not concede that the mast was outside the QEII Fields in Trust boundary and in any event, its placement was not in the spirit of QEII Fields in Trust status. Concern was expressed that the mast was located between two primary schools and that when planning permission for the existing mast had been sought, assurances had been

given that the mast would not be upgraded. The applicant was urged to seek an alternative site.

Mr J Minshall, a local resident, also spoke in opposition to the application on the grounds that the land was subject to a deed of dedication which protected the land as a QEII Field. He had contacted the QEII Fields in Trust regional office who had indicated they had not been consulted about the proposals and had suggested he ask the Council to contact them.

The Planning Officer demonstrated on the displayed maps where the site boundary was and advised the Committee that the deed of dedication applied only to the field and not the verges or boundaries. The local primary schools referred to by the Ward Members were outside the radius set in the Authority's Telecommunications Development Supplement Planning Document (SPD). She reiterated that the proposal was for an upgrade which meant that, even if planning permission was refused, the existing mast would remain and would not be removed and could potentially result in additional equipment being erected at an alternative site. The Legal Advisor referred to guidance regarding the Fields in Trust which meant that Members were not prevented from making a decision on this application whether or not the mast fell within the Fields in Trust designation.

Members conceded that the principle of development had been established and that it was more appropriate to upgrade existing equipment than to build on additional sites. The provision of improved G4 technology aligned with the Council's "Business Winning" values and the proposals were for a minimal height increase.

Upon being put to the vote, it was unanimously:

RESOLVED – that with respect to planning application TWC/2015/0790 planning permission be granted subject to the conditions set out in the report.

In accordance with their declarations of interest Councillors Dugmore, Fletcher and Turley left the room during determination of the following application.

- (e) TWC/2015/0804 - Land West and South West of Muxton Grange Cottages, Off Donnington Wood Roundabout, Muxton, Telford, Shropshire

This proposal sought consent for the creation of a solar farm with a generating capacity of approximately 5 MWp, sufficient to provide electricity from a renewable source to approximately 1,500 households (or equivalent).

Councillor A Lawrence, one of the local ward members, had requested that the application be determined by the Planning Committee.

Councillor A Lawrence pointed out that residents supported the concept but had grave concerns about the temporary access through Granville Local Nature Reserve which had initially been proposed and, subsequently, the suitability of the amended route via Muxton Lane. Residents also had concerns regarding the routing of the energy supply through the Local Nature Reserve. If Members were minded to grant

the application, he asked for consideration to be given to conditioning the weight of vehicles travelling along Muxton Lane and how monies could be apportioned to the community of Muxton, bearing in mind that the Parish Council was pursuing a Community Governance Review to divide the area into two separate Parishes.

Mr N Pugsley, the Applicant's Agent, spoke in support of the proposals, noting that the applicant had consulted widely and engaged closely with the local community to address concerns where possible. He noted that standard construction processes applied in sensitive areas and that the Ecology Officer had had been satisfied there would be minimal impact to the Local Nature Reserve. He concluded that the proposal was compliant with the National Planning Policy Framework and would bring benefits to the area including renewable energy, reduced CO₂ emissions, ecology and biodiversity improvements and the Community Benefit Fund.

The Planning Officer highlighted aspects of the comprehensive report regarding the principle of development, site suitability, access and related vehicle movements and the impact of cabling works on ecology.

In response to questions, the Planning Officer advised that the land would revert to greenfield status following decommissioning of the site, Muxton Lane did not benefit from a weight limit so it was not possible to condition the weight of vehicles accessing the site by this route and that the construction hours were limited by proposed Condition 12. The Legal Adviser also clarified that the proposed Community Benefit Fund would be agreed between the Parish Council and the applicant but that there should be scope to limit spending to a set area. She also advised that proposals did not meet the requirements for a Section 106 Agreement.

Members welcomed the provision of a clean energy supply and applauded the decision to amend the temporary access route to avoid the Local Nature Reserve. Members indicated that they would prefer to see applications for the installation of roof solar panels on industrial buildings but noted that the loss of greenfield land in this case was temporary.

Upon being put to the vote, it was unanimously:

RESOLVED – that with respect to planning application TWC/2015/0804 planning permission be granted subject to the conditions and informatives as set out in the report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager).

The meeting ended at 7.20pm

Chairman:

Date: