

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 6 April 2016 at 6.00pm in the Telford Suite at Shropshire College Hotel School Ltd (The Telford Whitehouse Hotel), Watling Street, Wellington, Telford TF1 2NJ

Present: Councillors C R Turley (Vice Chair in the Chair), K T Blundell (as substitute for Councillor P J Scott), N A Dugmore, R T Kiernan (as substitute for Councillor I T W Fletcher), J Loveridge, N C Lowery, S J Reynolds (as substitute for Councillor J C Minor), M J Smith and C R Turley.

Also Present: Councillors S P Burrell (for planning application TWC/2015/1115), A D McClements (for planning application TWC/2015/0836), T J Nelson (for planning application TWC/2016/0154), J M Seymour (for planning application TWC/2015/0694)

PC-097 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 16 March 2016 be confirmed and signed by the Chairman.

PC-098 Apologies for Absence

Councillor J C Minor, I T W Fletcher and P J Scott

PC-099 Declarations of Interest

In respect of planning applications TWC/2016/0058 and TWC/2016/0159, Councillor N A Dugmore advised that he was a member of Donnington and Muxton Parish Council but had not been involved in any discussions on this application.

PC-100 Deferred/Withdrawn Applications

With regard to Planning Application TWC/2015/1064 the Development Management Service Delivery Manager reminded the Committee that at the Planning Committee meeting on the 16 March 2016, Members had raised concerns with the proposal and deferred the application for further consideration to the proposed access arrangements, and in particular to the relationship of the development with the adjacent Queensway HLC School.

Following discussions, both the Principal of the School and the Parish Council had confirmed that they no longer raised any objections to the application subject to a number of minor alterations and points of clarification, all of which had been agreed by the applicant and would be secured by Conditions should the application be approved.

However Members had also requested that further consideration be given to alternative access arrangements to the site. Whilst the Council's Highways Officers raised no objection to the development as proposed, discussions had been held with

the applicant to investigate whether any alternative means of access to the site could be provided. Unfortunately, it had not been possible to conclude further assessment in time for this meeting and a further deferment until the meeting on 27 April 2016 was sought.

RESOLVED – that planning application TWC/2015/1064 be deferred until the meeting of the Committee on 27 April 2016 to allow continued investigations regarding the means of access and for Members to make a Site Visit.

PC-101 Site Visits

RESOLVED – that the following applications be deferred for Site Visits to take place on Wednesday, 27 April 2016:

- (a) TWC/2015/1064 – 3.00pm - Land east of Queensway HLC, Queensway, Hortonwood, Telford, Shropshire; and
- (b) TWC/2016/0058 - 4.10pm - 8 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7NS

PC-102 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/2015/1115, TWC/2016/0058 and TWC/2016/0154.

- (a) TWC/2015/0694 - Halfway House, The Wrekin, Telford, Shropshire, TF6 5AL

This part-retrospective application had previously been considered and deferred by the Planning Committee on 3 February 2016, to allow further discussions to take place between the Local Planning Authority and the applicant. Following discussions with the Local Planning Authority, the applicant had submitted a revised proposal and provided details regarding the stability of the site. The revisions to the application, which addressed the aspects of the application which were deemed unacceptable in the Officer's last report were comprehensively detailed in the report and related to :

- Revision to the proposed timber cladding of the property;
- Revision to the dormer extensions;
- Installation of 4no. roof lights and 3no. windows;
- Relocation of an outbuilding erected to house a vending machine;
- Provision of a completed stability declaration form and drawings to illustrate the levels and ground conditions of the site in relation to the erection of a car port.

Councillor J M Seymour, Ward Member, spoke in support of the application. She welcomed the agreement between the Applicant and the Planning Officer which she felt would prevent further deterioration of the building and allow for provision of

refreshment for walkers. Councillor Seymour also gave the applicant's apologies for not being able to attend the meeting as he was out of the country on business.

Members welcomed the amendments to the application. Some concerns remained regarding the lower level dormer windows but, on balance, Members considered that the proposals were of less harm to the dwelling than the original proposed alterations and the amendments made some attempt to respect and reinforce the architectural characteristics of such a prominent and prestigious dwelling.

Upon being put to the vote, it was unanimously:-

RESOLVED – that with respect to planning application TWC/2015/0694 full planning permission be granted subject to the conditions set out in the report.

(b) TWC/2015/0836 - Land between Arleston Lane & Dawley Road, Arleston, Telford, Shropshire

This was a Reserved Matters application relating to the layout, scale, appearance and landscaping for the erection of an Extra Care Facility and 95 dwellings. The proposal had been amended from the original submission and this proposal now proposed a reduction of 8 dwellings from the 103 initially sought, amendment to boundary treatments, and elevational treatment of both the residential dwellings and extra care facility. These changes were set out in full in the report.

Councillor A D McClements, Ward Member, had requested that the application be determined by the Planning Committee. Councillor McClements spoke to oppose the application on the grounds that the Council now had a five year housing land supply, building on green network, layout, dominance of the Extra Care facility on the landscape, traffic flows and highways. Councillor McClements requested a deferral.

Mr G Devey, a local resident, also spoke in opposition to the application on the grounds of building on green network, existence of a five year housing land supply, lack of provider for the facility, sustainability, dominance of the Extra Care facility on the roofline, traffic, ecology, drainage, loss of privacy and the need for further consultation to clarify the proposals. Mr Devey requested a deferral.

Mr M Sitch, the applicant's agent, spoke in support of the application referring to the established principle of development including loss of green network and traffic generation. He referred to consultation with officers, reduction in the number of dwellings, access, highways and drainage, affordable housing, provision of Extra Care facility, job creation, provision of allotments, retention of public green space, lack of objection from statutory consultees and building heights and separation distances.

The Planning Officer drew Members' attention to aspects of the application regarding the principle of development and the application being in accordance with the parameters plan, highways, parking, the LEAP and location of the Extra Care facility all of which were fully outlined in the comprehensive report.

Members expressed a number of concerns regarding the application:-

- Space standards were below the Housing Learning and Improvement Network (LIN) guidelines in some areas.
- Although the Planning Officer advised that a travel plan would be submitted and the proposal was for a 24 hour operation which meant that not all employees would be on site at the same time, Members were concerned that 6 staff parking spaces were insufficient for the proposed 30 employees. It was noted that the proposal was considered sustainable due to the close proximity of the shops on Dawley Road but Members considered that the overall parking provision, taking into account allocated, unallocated and garage spaces, was still low and did not meet parking standards. Furthermore, there did not seem to be adequate provision for the proposed ancillary uses, particularly commercial delivery vehicles.
- The report indicated the proposed LEAP may not meet the appropriate standards and Members considered that the LEAP would be in near complete shade . Members felt the proposed location was unsuitable.
- There were coal mining legacy issues around the site and the Coal Authority had indicated that the site fell within the defined Development High Risk Area but the Reserved Matters application was exempt from the requirement for consultation. Further information regarding coal mining legacy issues was required.
- It was unclear how the developer proposed to deal with the public right of way and the advice of the Senior Rights of Way Officer was requested.
- Further details about the attenuation ponds was sought, particularly regarding whether these would be fenced.
- The loss of Green Network was lamented
- Overdevelopment and the detrimental impact on the character of Arlestone Village due to the dominant appearance of the Extra Care facility.
- Traffic movements.

In light of these concerns, Members feared that a provider to operate the facility would not be identified and that further negotiation was required. The Development Management Service Delivery Manager advised Members that the application was made within the parameters plan agreed at the outline stage and, whilst further negotiation could be attempted, the applicant may choose to appeal for non-determination.

It was proposed and seconded that the application should be deferred for further negotiation and upon being put to the vote it was unanimously:-

RESOLVED – that planning application TWC/2015/0836 be deferred to allow the Planning Officer to negotiate with the applicant regarding:

- **Space standards for the apartments to meet the Housing Learning and Improvement Network (LIN) guidelines;**
- **Increased parking for staff;**
- **Facilities for commercial deliveries;**
- **Natural play facilities should meet LEAP standard and the requirements of the outline application, including a shading survey to take place if necessary;**

- **The Coal Authority's comments regarding the development being in a high risk area;**
- **Update from the Senior Rights of Way Officer;**
- **Safety of the proposed attenuation ponds;**
- **Reconsider the design of the Extra Care facility which is proposed to dominate the landscape; and**
- **Overdevelopment.**

(c) TWC/2015/1064 - Land east of Queensway HLC, Queensway, Hortonwood, Telford, Shropshire

As set out at minute number PC-100 this application was deferred for consideration on 27 April 2016.

(d) TWC/2015/1115 - Site of Deepdale Farm, Chester Road, Chetwynd, Newport, Shropshire

The application sought full planning permission for the erection of four poultry buildings, a service building, a lean-to extension to house a biomass boiler, ten feed bins and associated infrastructure works. Chetwynd Parish Council had requested that the application be determined by the Planning Committee. An update report was tabled at the meeting which set out the support of the National Farmers Union and the requirement for a Manure Management Plan.

Councillor S P Burrell, Ward Member, spoke to oppose the application on the grounds of manure management, highway safety and increasing S106 contributions to improve safety on the A41 and associated junction.

Councillor P Humphreys, representing Chetwynd Parish Council, also spoke in opposition to the application on the grounds of limited consultation, scale, lack of employment benefit and impact on local businesses. If granted, he hoped that conditions would be policed and adhered to.

Ms V Harvey, the owner of the adjacent Boarding Kennels and Cattery, spoke against the application on the grounds of odour control and the impact on local businesses, manure management and highway safety.

Mr S Thomas, the applicant's agent, spoke in support of the application in terms of sustainability and the local economy, landscaping, highways, rights of way, noise odour and air quality assessment, manure management and policy compliance.

The Planning Officer referred to aspects of the report regarding access, traffic and highways, environmental impact, drainage, landscaping and the conditioning of the submission of a manure management plan. The Planning Officer noted the Ward Member's suggestion that S106 contributions be increased to improve highway safety but advised that the need for this could not be evidenced sufficiently to meet the requirements of the Community Infrastructure Levy Regulations.

During the course of the ensuing debate, Members particularly noted concerns regarding odour and welcomed the submission of a manure management plan.

However, some Members were concerned about monitoring the management plan since the flock size fell short of the number required for regulation by the Environment Agency. The Planning Officer confirmed that as well as submitting a manure management plan, the applicant should also carry out any mitigation measures identified therein. Some Members were also concerned about highway safety and questioned the projected vehicle movements and potential to install traffic calming measures. The Planning Officer responded that the highways officer had studied the transport statement, which was summarised in the report, but did not consider there was evidence to suggest the need for specific calming measures or S106 contributions. Members ascertained that the land was currently arable farmland and, although some reservations were expressed about the loss of agricultural land, it was noted that the NPPF supported growth in the rural area.

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

RESOLVED – that with respect to planning application TWC/2015/1115 planning permission be granted subject to the conditions set out in the update report tabled at the meeting.

(e) TWC/2016/0058 - 8 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7NS

This was a full planning application for the erection of a detached building to be used as an annexe ancillary to 8 Ash Lea Drive, Donnington following the demolition of an existing detached garage and upvc lean-to. Donnington and Muxton Parish Council had requested that the application be determined by the Planning Committee. An update report, consisting of a proposed floor plan, was tabled at the meeting.

Cllr J Lavery, representing Donnington & Muxton Parish Council, spoke in opposition to the application on the grounds of access and parking, out of character within cul-de-sac, overdevelopment and lack of sufficient information regarding the use of the annexe.

The Planning Officer reminded Members that the proposal was to demolish an existing building and rebuild on the same site, which meant that there would be no loss of parking and that, if the applicant desired, the front garden space could be used for parking. She advised Members that this application was only slightly larger than could be achieved under permitted development rights and referred to the conditions which restricted use of the proposed annexe. Members queried the footprint of the existing garage and lean-to in comparison to the proposed annexe but measurements were not available and an approximation was made based upon the displayed plans.

During the debate, Members considered issues regarding parking, overdevelopment and the lack of detail in the application regarding materials and design. Councillor Dugmore indicated that he had informally visited the site prior to the meeting and he proposed that a formal site visit would assist in the assessment of the application. The proposal for a site visit was seconded and upon being put to the vote it was unanimously:-

RESOLVED – that determination of planning application TWC/2016/0058 be deferred to allow the Committee Members to make a Site Visit.

(f) TWC/2016/0154 - Site of The Bays, 69 Forton Road, Newport, Shropshire

This was a full planning application for the erection of two detached dwellings and alterations to the existing vehicular accesses following demolition of the existing bungalow and detached garage. Councillor T J Nelson, Ward Member, had requested that the application be determined by the Planning Committee. An update report was tabled at the meeting which set out the Habitat Regulation Assessment matrix.

Councillor Nelson, spoke to oppose the application on the grounds of overshadowing, overlooking, loss of outlook, visual appearance, layout, density, overdevelopment, loss of a bungalow, lack of affordable housing or S106 contributions and garden grabbing. He opined that the application represented a private enterprise which would significantly benefit the applicant.

Mr C Grant, the applicant spoke in support of the application. He objected to the street scene photographs being displayed at the meeting although the Planning Officer clarified that they were provided to demonstrate the mix of dwelling styles in the street. Mr Grant commented upon the existing bungalow's dilapidated condition, street scene, lack of technical objection and lack of objection from immediate neighbours. He intended to move into one of the properties and did not believe that any profit made from the development was a material planning consideration.

Members carefully considered the application in terms of infill development, the eclectic street scene and character of neighbouring dwellings and the building line. Following questions from Members, the Planning Officer clarified the building line in terms of the available plans and indicated that there was no objection from 67 or 71 Forton Road but that objections had been received from 71A Forton Road.

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

RESOLVED – that with respect to planning application TWC/2016/0154 planning permission be granted subject to the conditions set out in the report.

(g) TWC/2016/0159 - Land adjacent Caravan Site, Lodge Road, Donnington Wood, Telford, Shropshire

This was a Council application seeking full planning permission for the change of use of the site from grazing land to a Gypsy and Traveller site with a toilet block, access road and landscaping.

Some Members expressed frustration that the Lodge Road site was being further extended and opined that, as this site was now close to capacity, sites elsewhere in the borough should be sought for development as Gypsy and Traveller sites. It was noted that some hedgerows and trees had been lost following the last application to extend the site which had resulted in a loss of privacy for users of the site and

Members were keen to ensure that this site did not result in a further loss of landscaping. Upon being put to the vote, it was unanimously:-

RESOLVED – that with respect to planning application TWC/2016/0159
planning permission be granted subject to the conditions set out in the report.

The meeting ended at 7.59pm

Chairman:

Date: