

**PLANNING COMMITTEE****Minutes of a meeting of the Planning Committee held on  
Wednesday, 27 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 J C Minor (Chair), N A Dugmore, I T W Fletcher,  
N C Lowery, S J Reynolds (as substitute for Councillor J Loveridge),  
Councillor P J Scott, M J Smith and C R Turley.

**PC-103      Minutes**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 6 April 2016 be confirmed and signed by the Chairman.

**PC-104      Apologies for Absence**

Councillor J Loveridge

**PC-105      Declarations of Interest**

In respect of planning application TWC/2016/0058 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.

Councillor S J Reynolds declared an interest in planning application TWC/2016/0197 as he would be speaking against the application on behalf of Oakengates Town Council and indicated that he would withdraw from the meeting during determination thereof.

In respect of planning application TWC/2016/0090 Councillor C R Turley advised that he was a member of Great Dawley Town Council but had not been involved in any discussions on this application.

**PC-106      Deferred/Withdrawn Applications**

The Development Management Service Delivery Manager updated Members on the recent Appeal Decisions with regard to Haygate Road (TWC/2013/1003) and Muxton Lane (TWC/2014/0612) and the High Court Challenge issued by Gladmans in respect of the Muxton decision.

In light of this, with regard to Planning Applications TWC/2016/0121 and TWC/2016/0124 the Development Management Service Delivery Manager requested that the Committee defer these applications to a future meeting in order that further consideration could be given to the applications prior to their presentation to the Committee.

**RESOLVED** – that planning application TWC/2016/0121 and TWC/2016/0124 be deferred until a future meeting.

**PC-107      Site Visits**

The Service Delivery Manager for Development Management requested a site visit take place with regard to planning application TWC/2015/0359 the Angel Centre, Osbaston.

**RESOLVED** – that a Site Visit takes place on Wednesday, 18<sup>th</sup> May 2016 at 3.30pm in respect of planning application TWC/2015/0359 The Angel Centre, Osbaston.

**PC-108      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/2015/1064 and TWC/2016/0197

- (a)      TWC/2015/1064 – Land East of Queensway HLC, Queensway, Hortonwood, Telford, Shropshire

This was a hybrid application made up of the following elements:

Part A: Outline planning application for the construction of an employment park comprising of up to 54,404 sq.m of general/industrial warehouse and distribution floorspace (Use Classes B8 and B2) with ancillary floorspace comprising offices, retail, restaurant/café and hot food takeaway (Use Classes B1, A1, A3 and A5) with all matters reserved except for the means of access to the site.

Part B: Full planning application for the construction of two general industrial/warehouse and distribution units (Unit 9: 6,400 sq.m and Unit 10: 3,156 sq.m) with ancillary office accommodation (Use Classes B2, B8 and B1) along with site-wide infrastructure works (access, drainage, earthworks and strategic landscaping).

This application had been deferred for two meetings in order for further discussions regarding the access and a site visit to take place. The update report tabled at the meeting detailed objections from Queensway HLC School and the Parish Council and their suggestions for another access option, together with the further access option suggested by Officers (Access Option 4a). Members had considered the access options during the site visit which had taken place that afternoon. The Planning Officer referred Members to the key issues set out in the report which were the principal of development, the boost to the local economy, highways and access, layout and design and the s106 contributions.

Mr D Hyde, on behalf of Horton Action Group, spoke against the application. Local residents were still concerned with regard to the planning process, the creation of rat runs through Wheat Leasowes, the drop off point on the lane and the increased traffic, employment figures and the figures from the traffic report, safe access, the location next to the school, the dual carriageway and the access to the existing Hortonwood site which had been sold.

Mr P Ellingham, Applicant, addressed Members regarding the alternative access arrangements and the active engagement with the School and the Highway Authority. Improvements to the application were bunding, acoustic fencing, a reduction in height and setting back of Unit 10 and the overspill car park, security gates, traffic calming and highways signage. Mr Ellingham considered the principal of access arrangements were now fit for purpose and would avoid excessive use of the access near to the School. The dualling of the road had been incorporated into the highway design.

The Planning Officer drew Members' attention to the landscape and the layout and design of Units 9 and 10. The design appearance and exact location of the units in the outline application were unknown at the present time but height parameters had been set. Separation distances had been improved together with the introduction of a 3m high landscaping bund. Traffic and Highways Officers had no objections to the application. The drop off point and pedestrian access could be omitted from the application. Officers were satisfied with Access Option 4a as detailed in the update report but Members were asked to note that there would be some noise and disturbance and use of the access road past the HLC School during the construction of the site for about the first twelve months, until the signalised junction had been constructed.

During the ensuing debate some Members raised concerns regarding the staff car park and the footpath link, access to the site during school drop off and pick up times especially with construction traffic, the pedestrian access and drop off point on Horton Lane. Overall Members considered that previous concerns regarding the safety surrounding the access to the School had been addressed by the revised access option, which had been explained on site, and the development would be good for the borough.

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

**RESOLVED – that with respect to planning application TWC/2015/1064 delegated authority be granted to the Development Management Service Delivery Manager to grant full planning permission subject to:**

- A) The applicant submitting to the local planning authority a signed Memorandum of Understanding relating to:
  - (i) A financial contribution of up to £540,919.24 towards improvements to the local highway network in the vicinity of the application site, with indexation and**
  - (ii) A financial contribution of £10,000 for the monitoring of the Travel Plans.****
- B) Receipt of a set of any revised plans showing the access changes and the site layout.**
- C) subject to the incorporation of access option 4a into the recommendations, the removal of the pedestrian access onto Horton Lane together with a condition to restrict construction traffic at school drop off and pick up times together with the conditions and informatives**

**set out in the report and the update report (and any necessary changes to reflect the amended access scheme).**

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

This application was for the erection of an ancillary annexe accommodation following the demolition of an existing garage. Donnington & Muxton Parish Council had requested that the application be determined by the Planning Committee. At the meeting on 6 April 2016 the committee had deferred consideration of the application in order for a site visit to take place, which was undertaken prior to the meeting.

The Planning Officer confirmed that this application was for a single bed unit with part pitched and part flat roof for a family member and would be a detached garden annexe and conditions relating to use and the ability to sell on the annexe would be required.

A debate took place and some Members raised concerns regarding parking and overdevelopment of the site and whether this application would set a precedent for the future.

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

**RESOLVED – that planning application TWC/2016/0058 be granted subject to the conditions and informatives set out in the report.**

(c) TWC/2016/0090 – Former Bus Station, King Street, Dawley, Telford, Shropshire

This was a full application for the creation of a 59 space car park with associated alterations and was part of the wider regeneration work being undertaken within Dawley. The application had a new dedicated access and was close to the High Street.

During the ensuing debate it was noted that the Right of Way had been retained and Members could see no reason to refuse the application.

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

**RESOLVED – that planning application TWC/2016/0090 be granted subject to the conditions and informatives set out in the report.**

(d) TWC/2016/0121 – Site of Tessant House, Dark Lane, Church Aston, Newport, Shropshire

As set out at minute number PC-106 this application was deferred for consideration at a future meeting.

(e) TWC/2016/0124 – Land at Tessant House, Dark Lane, Church Aston, Newport, Shropshire

As set out at minute number PC-106 this application was deferred for consideration at a future meeting.

- (f) TWC/2016/0197 – Site of The Stafford Arms, Main Road, Ketley Bank, Telford, Shropshire

This was a full planning application for the conversion of a public house to 6no. residential apartments with associated external alterations and creation of 6no. parking spaces. Oakengates Town Council had requested that the application be determined by the Planning Committee. An update report was tabled at the meeting which included amendments to the car parking arrangements.

Councillor S Reynolds spoke on behalf of Oakengates Town Council and residents of Ketley Bank who had raised concerns with regard to car parking, highway safety, the nearby bus stop and visibility issues.

The Planning Officer explained to Members that Highways Officers had been fully engaged with the application and due to the type and nature of the development it was not expected that there would be a high demand for parking.

During the ensuing debate Members raised concerns regarding the impact on the highway, parking and bin collections, but the improvements to the semi-derelict building were welcomed

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

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

The meeting ended at 7.09pm

**Chairman:** .....

**Date:** .....