

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 8 June 2016 at 6.00pm in the Walker Room, Meeting Point House, Southwater Square, Telford TF3 4HS

Present: Councillors J C Minor (Chair), N A Dugmore, I T W Fletcher, J Loveridge, N C Lowery, S J Reynolds (as substitute for L A Murray) and C R Turley.

PC-001 Apologies for Absence

Councillor L A Murray and P Scott

PC-002 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 18 May 2016 be confirmed and signed by the Chairman.

PC-003 Declarations of Interest

Councillor S J Reynolds declared an interest in planning application TWC/2016/0125 but that application was subsequently deferred for a site visit in any event

In respect of planning applications TWC/2016/232 and TWC/2016/0284 Councillor N A Dugmore advised that he was a member of Muxton and Donnington Parish Council but had not been involved in any discussions on these applications.

PC-004 Deferred/Withdrawn Applications

None.

PC-005 Site Visits

RESOLVED – that the following applications be deferred for Site Visits to take place on Wednesday, 29th June 2016:

TWC/2016/0121 and TWC/2016/0124 – 3.30pm - at Tessant House, Dark Lane, Church Aston, Newport, Shropshire

TWC/2016/0125 - 4.15pm - Moss Road/Rookery Road, Wrockwardine Wood, Telford, Shropshire

PC-006 Planning Applications for Determination

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report.

(a) TWC/2016/0232 – Reviive, Wellington Road, Donnington, Telford, Shropshire TF2 8AA

This was a retrospective application for the retention of three storage containers to be used for storage in connection with the authorised use of the site for the sale, storage and refurbishment of furniture which would be re-located within the site together with the removal of unit B.

The Planning Officer explained to Members that the containers were not used often and that moving of the containers would lessen the visual impact on nearby residents subject to conditions regarding operating hours, two year temporary permission and an additional condition to remove container B within one month.

Cllr E Clare, Ward Councillor for Donnington, raised concerns regarding the impact on the adjoining residents, the smashing up of furniture on the site, and noise levels if the container was opened regularly and the contents to be stored within the containers.

During the ensuing debate Members recognised the history and the sensitivity of the site and raised concerns regarding the use of the containers and asked that the site be closely monitoring and enforcement action be taken if necessary. Members suggested that a one year temporary permission be agreed.

The Planning Officer suggested that condition 2 be amended to clarify that the containers only be used for the storage of re-usable furniture. Members requested that the enforcement officer monitored the site on a regular basis in view of the site's history to ensure that all conditions were being complied with

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

RESOLVED – that with respect to planning application TWC/2016/0232 that planning permission be granted subject to:

- a) Temporary consent – 1 year**
- b) Containers to be used for the storage of re-usable furniture only**
- c) The removal of unit B within one month**
- d) The hours of operation – Monday to Friday 9am to 5pm**

and the informatives set out in the report.

(b) TWC/2016/0249 – Land adjacent Grangefields, Hay Street, Tibberton, Newport

This was a reserved matters application for the erection of 1no detached dwelling with integral garage to include access, appearance, layout, scale and landscaping and had been subject to amendments at the request of officers.

Councillor J Berry spoke on behalf of Tibberton and Cherrington Parish Council who appreciated the amendments that had been made to the application but continued to raise concerns regarding the height of the development and the impact on the Duke

of Sutherland houses within the village. Councillor Berry suggested that the application be deferred for further negotiations to take place.

Mrs G Parkes, Applicant, addressed Members regarding the changes that had been made to the application, the diverse housing stock within the village, the height of the development which would not have an impact on the neighbouring houses.

The Planning Officer advised Members that there were taller buildings within the village and there were no planning reasons for a deferment to take place.

During the debate some Members raised concerns regarding the height of the development and the impact on the Duke of Sutherland houses. Other Members considered that the applicant had worked with officers to produce an acceptable 2½ storey scheme similar to others within the village and could see no reason to refuse the application.

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

RESOLVED – that with respect to planning application TWC/2016/0249 that planning permission be granted subject to the conditions and informatives set out in the report.

(c) TWC/2016/0284 – Land rear of 10-21 Frome Way, Donnington, Telford

This application sought a variation of condition No 14 following the grant of planning permission W2008/0705 in November 2014 and was to remove the requirement for the provision of a footpath from the site off Frome Way, Donnington to St Georges Road due to work being required on third party land.

Councillor V Fletcher, Ward Councillor for Priorslee, spoke against the proposals on the grounds that residents would be prevented from accessing the local bus service, it went against the Council's Transport Policies, and she considered the measurements and calculations were inaccurate.

The Planning Officer explained to Members that the distances were within acceptable guidelines and that not every property could be within the ideal walking distance. Implementation of the condition would be difficult due to it being on third party land and that this would not be enforceable.

During the ensuing debate, some Members raised concerns regarding highway safety, walking guidelines, and questioned why the condition had been included within the original application if it was not enforceable, what discussions had taken place with the owner and the accuracy of bus stop distances. The problems of enforcement and the test to be applied in considering the application to vary were highlighted. Members expressed the opinion that this was a lesson to be learnt for the future

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

RESOLVED – that with respect to planning application TWC/2016/0284 that the variation of Condition 14 of Planning Approval W2008/0705 be approved.

The meeting ended at 6.47pm

Chairman:

Date: