

## **PLANNING COMMITTEE**

### **Minutes of a meeting of the Planning Committee held on Wednesday, 20 July 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, L A Murray, P Scott, S J Reynolds (as substitute for J Loveridge), and C R Turley.

#### **PC-015      Apologies for Absence**

Councillor J Loveridge

#### **PC-016      Minutes**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 8 June 2016 be confirmed and signed by the Chairman.

#### **PC-017      Declarations of Interest**

Councillor S Reynolds, regarding planning application TWC/2015/0194, stated that he had submitted comments previously on this application and that he would withdraw from the meeting during the determination thereof.

In respect of planning applications TWC/2013/0855 and TWC/2016/0316 Councillor P Scott advised that he was a member of Newport Town Council but had not been involved in any discussions on these applications.

In respect of planning application TWC2016/1094 Councillor C Turley advised that he was a member of The Nedge and Stirchley & Brookside Parish Council but had not been involved in any discussions on these applications.

#### **PC-018      Deferred/Withdrawn Applications**

The Development Management Service Delivery Manager informed the Committee that with respect to planning application TWC/2016/0162 that the Applicants had requested a deferral of the application to a future meeting in order for them to reconsider the financial aspects of the application.

**RESOLVED** – that determination of planning application TWC/2016/0162 be deferred to a future meeting of the Planning Committee.

#### **PC-019      Site Visits**

No site visits were requested.

#### **PC-020      Planning Applications for Determination**

Prior to the hearing of the Planning Applications for Determination, Mr P Edwards, the Council's Viability Officer, gave a brief presentation to Members regarding how viability was calculated on applications due to a high proportion of the Applications before the Committee at this meeting having viability assessments. Members were

advised that a more detailed presentation by the District Valuer Service (DVS) would be arranged in due course.

Members had received a schedule of planning applications to be determined by the Committee and fully considered each and the supplementary information tabled at the meeting regarding TWC/2013/0855, TWC/2015/0949, TWC/2016/0194 and TWC/2016/0316.

(a) TWC/2013/0855 – Land to the rear of Willow Tree Cottage, Station Road, Newport, Shropshire

This application was for the erection of 50 dwellings with associated parking, garages and access and had been deferred at the meeting held on 29<sup>th</sup> June 2016 in order for a site visit to take place. An update report had been tabled at the meeting which set out further consultation comments received since the publication of the report.

The Planning Officer referred Members to an error within the recommendation on the report whereby the Monitoring fee of £10,347.45 towards planning and financial monitoring of planning conditions should have been deleted.

Councillor E Carter, Ward Councillor for Newport South and East, spoke against the application and raised concerns regarding highway safety in relation to pedestrians crossing a busy road and the effect of additional housing schemes on an already very busy road and the reduction in affordable housing.

Cllr A Eade, Ward Councillor for Church Aston & Lilleshall, spoke against the application and requested a refusal or deferral. He raised concerns regarding the disproportionate level of development within Newport, the loss of green space, the proposed funding towards the play area should be spent within the development and he considered the traffic survey to be out of date and that the site wasn't viable.

Mr T Pocock spoke against the application on behalf of local residents who had raised concerns regarding the impact on local infrastructure, ecology and wildlife, the loss of green space, density and poor design, reduction in affordable homes, glare from street lights, houses and cars, the lack of privacy from overlooking properties and it was not in keeping with an edge of town development.

Mr A Sheldon, Applicant, made representations regarding the application with regard to the access and the roundabout, the acceptable highway scheme and the commuted sum of £66,000 for highway improvements, the 31m separation from existing premises and he considered that this was a much needed, high quality development.

The Planning Officer informed Members that this scheme did not require a roundabout and as no play facilities were being provided on site, other nearby facilities would be upgraded from the contributions. The separation distance between the back of existing properties and new properties was more than the standard "rule of thumb" acceptable planning distance of 22m.

The Highways Officer confirmed to Members that the transport assessment was not a necessity as this was not required by national guidance and was primarily used to determine levels of funding. A model had been looked at that took into account all

known future developments and looked at the worst case scenarios ten years into the future and had also taken into account the impact of traffic on the previously proposed filling station and supermarket.

During the ensuing debate some Members raised concerns regarding the access, highway safety and speed of traffic, the height difference which would impact on the privacy of the existing residents, reduction of affordable housing, the lack of green space and play facilities within the development and safe access and egress around the Hutchinson Way. It was suggested that a 20mph speed limit and pedestrian crossing places be introduced. Other Members supported the development and the new access arrangements.

The Highways Officer informed Members that the Council regularly monitored speed limits and he would raise the matter of speed limits on Station Road with the Neighbourhood Team. There was a consultation and legal process that had to be followed when amending speed limits and there needed to be support from the Police in order for this to move forward.

On being put to the vote, four Members voted for the recommendation to approve the application and four voted against. This being the case, the Chairman exercised his casting vote to approve the recommendation.

**RESOLVED – that with respect to planning application TWC/2013/0855 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:**

- a) **The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to:**
  - **20% affordable dwellings**
  - **£66,320.92 for Highways works to A518 Station Road to Station Road east site (TWC/2011/0871) access and Station Road east site (TWC/2011/0871) access to Audley Avenue**
  - **Primary Education element (£67,333) for remodelling of Newport Junior School and Secondary Education element (£46,895) to Burton Borough**
  - **£29,400 towards offsite play to Wallshead Way Play area recreation and a commuted sum towards future maintenance to be agreed**
  - **All costs to be index linked (calculated from April 2014)**
  
- b) **The conditions and informatives set out in the report and the update report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager.**

**The Chairman did, however, ask that Officers ensure that the speed review work referred to by the Highway Officer be undertaken prior to the approved development being completed.**

(b) TWC/2015/0949 – Land east of The Blue Pig, Capewell Road, Trench, Telford

This application was for the erection of 18no. semi-detached and 3no. detached dwellings and widening of off-site localised road to create passing places and improvements. An update report had been tabled at the meeting containing additional comments from Council's Highways Officers. The public Right of Way was to be retained. Financial contributions of £600 per dwelling towards the Public Right of Way and £11,000 towards highway improvements had been agreed.

During the ensuing debate, some Members raised concerns regarding the speed limit, but welcomed the installation of the passing places. Other Members welcomed the development providing that all of the conditions were met. A question was raised regarding the £15,000 to replace the existing street lighting columns.

The Planning Officer confirmed that the £15,000 to replace the existing street lighting columns would be removed as it had not met the criteria following the CIL test.

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

**RESOLVED** – that with respect to planning application TWC/2015/0949 that planning permission be granted subject to:

- a) **The submission of a signed Memorandum of Understanding relating to financial contribution towards Public Open Space and Highway Improvement Works;**
- b) **The conditions and informatives set out in the report and the update report.**

(c) TWC/2016/0194 – Premier Stores, Unit 1, Calcott, Stirchley, Telford, Shropshire

This was an application for a part change of use of an existing retail unit (Use Class A1) to café and hot food takeaway (Use Class A3/A5). The scheme would involve minimal alterations and had suggested opening hours of 8am to 9pm. An update report was tabled at the meeting following receipt of eight letters of support for the application. Since the report was written a further 11 letters of support had been received.

Mrs J Eaton, Applicant's Agent, addressed the Committee regarding the mitigation of anti-social behaviour and the support received from local residents. The business would close at 9pm and would be roller shuttered at the end of each day.

The Planning Officer informed Members that the hot food takeaway would take up less than one third of the current business, the earlier closing time of 9pm should limit antisocial behaviour issues and a fume extraction system would be put in place.

During the ensuing discussion some members raised concerns regarding litter created by the takeaway and asked if a condition for the Applicant to be responsible for the litter be imposed, but supported the job creation and what the business would bring to the area. It was suggested that the Parish Council's "PET" Teams or Street Champions could be asked to monitor the area or that extra litter bins be provided.

The Legal Officer informed Members that a condition requiring the applicant to be responsible for the litter was not legally an option.

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

**RESOLVED – that with respect to planning application TWC/2016/0194 that planning permission be granted 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).**

(d) TWC/2016/0316 – Land North of Sewage Treatment Works, Broomfield Road, Newport, Shropshire

This application was for a residential development for the erection of 33no affordable dwellings with balancing pond, associated engineering and road improvement works. An update Report was tabled at the meeting regarding information from the application around affordable housing and the S106 finance contributions. The application included 100% affordable housing, onsite parking with courtyard parking for the flats. The road would be widened to 4.5m and the bridleway incorporated into the new adopted road. Members were advised of the update and that affordable housing was to be secured through a planning condition and not a s106 legal agreement due to funding restrictions for the affordable housing.

Councillor T Nelson, Ward Councillor for Newport North and West, spoke against the application and raised concerns regarding highway safety and the increase of traffic, the tenures of the properties all being 100% affordable and the loss of the hedge along the canal which needed to be protected.

Mr J Jowitt, Applicant's Agent, addressed Members regarding affordable housing, consultation with residents, retention of the hedgerow, the addition of 3 passing places along the highway and improvements to the footpath and play area. During the ensuing debate, Members welcomed the 100% affordable housing, the safe access and improvements to the children's play area, and the retention of the public Right of Way. Some Members raised concerns regarding the canal which was a Site of Special Scientific Interest (SSSI) and the retention of the hedges.

Upon being put to the vote it was unanimously:-

**RESOLVED – that with respect to planning application TWC/2016/0316 delegated authority be granted to the Development Management Service Delivery Manager subject to the following:**

- a) **The applicant entering into a Section 106 Agreement with the Council relating to :**
  - **£12,500 plus indexation for the improvement of the equipped play area off Broomfield Road**
  - **All costs to be index linked from the date of planning committee**
  
- b) **The conditions and informatives set out in the report and update report (with authority to finalise the impose additional conditions to be delegated to the Delivery Management Service Delivery Manager)**

The meeting ended at 7.51pm

**Chairman:** .....

**Date:** .....