

PLANNING COMMITTEE

A2

Minutes of a meeting of the Planning Committee held on Wednesday, 25th January 2017 at 6.00pm in Room G3/G4, Addenbrooke House, Ironmasters Way, Telford TF3 4NT

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

PC-049 Apologies for Absence

Councillor L A Murray and S J Reynolds.

PC-050 Declarations of Interest

None.

PC-051 Deferred/Withdrawn Applications

None.

PC-052 Site Visits

None.

PC-053 Planning Applications for Determination

Members had received a schedule containing the planning application to be determined by the Committee and fully considered this.

- (a) TWC/2016/1162 – Telecommunications Mast, Sutton Way, Sutton Hill, Telford, Shropshire

This application sought prior approval for the erection of a 17.5m high steel telecommunications monopole and 2 no. equipment cabinets off Sutton Way, Madeley.

Councillor P Watling had requested that this application be determined by the Planning Committee.

An update report was tabled at the meeting which informed Members that the application site fell within close proximity to Sutton Hill Village Green as well as the Blists Hill Pitmound, however it fell outside of the boundaries of these designations.

The Planning Officer asked Members to consider the siting and appearance of the mast and explained that this application needed to be approved or refused at the meeting as the application could be deemed automatically approved if no decision was made within 56 days. If approved, the mast would be installed on the highway verge along Sutton Way in front of a belt of mature trees and would be set back approximately 2.8m from the back edge of the road along with the two cabinets which would be painted green. The equipment would have dual use by both Vodafone and the O2 networks. The street scene currently housed lamps and furniture and the mast would not be unduly visible due to the trees. Alternative locations had been considered but were not suitable and the principle of development was considered already established.

Councillor P Watling, Ward Councillor, spoke on behalf of residents who raised concerns regarding the siting of the mast and if all other options had been fully explored. Residents were further concerned regarding verge safety as there was no crash barrier, the height of the mast above the tree line and the effect on the Local Nature Reserve and asked that this application be rejected or deferred for alternative sites to be considered.

Mr J Dennison, local resident, expressed concerns regarding the height of the mast compared to the tree line, the consultation exercise and the lack of public notices, the misleading description and some residents had not received a consultation letter. He was of the opinion that the mast would be highly visible and detract from the Village Green and the World Heritage Site and was close to houses which may lead to effects on physical health and cause stress and anxiety to residents.

The Planning Officer informed Members that a deferral of the application was not an option as if no decision was made within 56 days then the application would be deemed as approved.

During the ensuing debate, some Members raised concerns regarding the positioning of mast and if all alternative sites had been explored. Other Members considered that the mast was suitable and it would be painted green to blend in and there were benefits to the community with regards to mobile communication and that this application could not be refused on health grounds.

The Planning Officer updated Members on alternative sites that had been considered.

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

RESOLVED - that with respect to planning application TWC/2016/1162 that prior approval be granted.

PC-054 Management of S106 Affordable Housing Contributions

The Legal Advisor presented the report of the Service Delivery Manager, Development Management, regarding the management of Section 106 Affordable Housing Contributions.

Since 2014 the Local Planning Authority had been able to accept a number of "Payments in Lieu" of on-site provision of affordable housing units to mitigate against the impact of development. The payments had arisen out of S106 planning obligations which continue to require allocations for the provision of off-site affordable housing.

The existing powers of delegation to the Service Delivery Manager did not specifically include the authority to sign off and allocate these payments in lieu and there was a disconnect between the decision and what happened next. It was recommended that delegated authority be given to the Assistant Director: Governance, Procurement & Commissioning, in consultation with the Chair, to fulfil the planning objectives within the criteria set out at point 6 of the report. It was suggested that the Service Delivery Manager report any allocation of payments back to the Planning Committee for information.

During the debate some Members raised concerns regarding allocation of the funds including comments regarding the need for applicants to put forward a good case, what advantages the allocations brought for the Council and why this had come forward now. One member wanted to explore the potential for applicants to be required to reinvest any profits arising out of any sale of affordable housing provided using allocated funds back into the provision of affordable housing and suggested that such profits should not be retained by the recipient developer. Another member expressed the view that the “in principle” criteria set out in the report should be finalised and reported back to members for approval. However, other Members were of the opinion that the recommendations were positive proposals which would help encourage development and bring derelict sites back into use

The Legal Advisor confirmed to Members that anyone who applied for funding would have to provide a good case and meet the required criteria. With regards to any profit made from sales of the affordable housing provided using allocated funds being recovered from the recipient, the Legal Advisor agreed to look into whether the arrangements with any recipient could include a “profit recovery” clause. The Legal Advisor advised Members that the triggers for many of the proposed payments in lieu had not yet been reached but that some of the £2.75m from the Wellington Road Newport development had been received and was available for allocation. He added that the recommendations, including the extra recommendation that allocations be reported back, were designed to give the allocation process structure and transparency

The recommendations set out in the report with a minor amendment to the wording of 1(a) together with the extra recommendation regarding reporting allocations back to Committee were put to the vote and it was, by a majority,

RESOLVED – that

- 1. the Planning Committee delegate authority to the Assistant Director: Governance, Procurement & Commissioning:**
 - a) In consultation with the Chair of Planning Committee, to exercise the Council’s powers to manage and allocate payments received through planning obligations in lieu of on-site affordable housing in accordance with stated criteria;**
 - b) In consultation with the Chair of Planning Committee, to enter into any required grant agreements, section 106 Town & Country Planning Act 1990 agreements or other agreements to implement the allocation; and**
- 2. the Service Delivery Manager: Development Management report the details of any approved applications for funding back to the Planning Committee for information.**

The meeting ended at 6.58 pm

Chairman:

Date: