

PLANNING COMMITTEE

**Minutes of a meeting of the Planning Committee held on
Wednesday, 22nd February 2017 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, J Loveridge, N C Lowery, L A Murray, P Scott, Cllr S J Reynolds and C R Turley.

Also Present: Councillors K Blundell (for planning application TWC/2015/0843), J A Francis (for planning application TWC/2015/1097)

PC-055 Apologies for Absence

None

PC-056 Declarations of Interest

In respect of planning application TWC/2016/0816, Councillor P Scott advised that he was a member of Newport Town Council but had not been involved in any discussions on this application.

In respect of planning application TWC/2016/0886, Councillor S J Reynolds advised that he was a member of Oakengates Town Council but had not been involved in any discussions on this application.

PC-057 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 11 January 2017 and 25 January 2017 be confirmed and signed by the Chairman

PC-058 Deferred/Withdrawn Applications

None.

PC-059 Site Visits

None.

PC-060 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 TWC/2015/0843

(a) TWC/2015/0843 Land off Peregrine Way, Leegomery, Telford, Shropshire

This application was a reserved matters application for the erection of 100 houses and landscaping off Peregrine Way. Outline planning permission had initially be granted in 2008, which had been renewed in 2012.

A number of objections had been received, however, the principle of development had been established. The scheme proposed 20% affordable housing and the proposed density was comparable with the surrounding area. The applicants had held a number of meetings with local residents and interest groups and the scheme had been amended to allay their concerns.

Cllr K Blundell, Ward Member, spoke against the application and raised concerns in respect of the impact on the local infrastructure, access, construction traffic, noise and safety. Reference was made to a plan produced by the HCA in 2008 which had not been included in the proposed scheme, residents believed this plan was a commitment from HCA and would enhance and empower the landscape. The proposed buffer zone would only partially mitigate the impact on Apley Woods and a 40m buffer zone had been provided at the Maxell site. A request was made for the application to be deferred whilst the matters were discussed further.

Cllr A Twyford, Hadley & Leegomery Parish Council, spoke against the application and raised concerns regarding design and context, layout, drainage, open space and long term management and construction traffic. There were a number of issues which needed to be resolved before permission was granted and asked for a deferment.

Mr Jonathan Harris, speaking on behalf of the Apley Preservation Association, spoke against the application. Whilst there was no objection to the development in principle, there were concerns regarding the plans in the current form and felt the plans constituted overdevelopment. Concerns were raised in respect of the existing infrastructure, density, design, access and that the buffer zone was not large enough. Mr Harris considered there was no justification for development on the green network or development on historic parkland. Mr Harris called for the application to be deferred for further negotiation.

Mr Marc Hourigan, Applicant's Agent, spoke in support of the application. The developers had taken a proactive approach to community engagement and the revised scheme was a product of those discussions. A 20m buffer zone had been a condition of the outline consent, however, this had been increased to 30m in the submitted plans. The scheme would provide substantial benefits for the area.

The Planning Officer advised that construction access could not be achieved onto the A442 without the demolition of part of a stone wall, as access onto a main arterial route would require a wide visibility splay, however, the estate roads had been assessed as sufficient for the construction traffic.

No technical objections had been received in regards to drainage, and two conditions were proposed, in addition to those in the outline consent. The ecologist had no objections to the proposed buffer zone.

During discussions, some members raised concerns regarding the funding agreement for the Apley Wood, and were advised that this would be a private agreement and outside of the S106 agreement and could not be considered by the Committee.

Some members raised concerns regarding the amount of development in the area and felt that Apley Wood should be protected. Some members proposed the buffer zone be increased to 40m. Members considered that the buffer zone also included

an area of car parking. Some members considered the large amounts of development in the local area and the impact this may cause on Apley Woods.

Some members noted their concerns regarding the layout and design of the plans, which was considered by some to be unsympathetic with the local area. Some members raised their concerns regarding the separation distances to the existing properties and the impact on neighbouring properties. Members requested a condition be put in place that the traffic lights be installed and in use before construction began.

Concerns were raised regarding the lack of construction management plan and queried if temporary site access could be achieved through the proposed LEAP, the Planning Officer advised that the LEAP had been repositioned at the request of local residents.

In response to a question, the Planning Officer advised that the applicant would be able to appeal for non-determination if the period for determination had expired although the expiry date could not be verified at the meeting.

Some Members sought a deferment whilst the issues were discussed with the developer. Members requested a deferral so that concerns in respect of the buffer zone, construction management plan installation of traffic lights before construction, layout and design, and the distance to certain neighbouring properties be clarified and reported back to Committee.

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

RESOLVED - that with respect to planning application TWC/2015/0843 that this application be deferred.

(b) TWC/2015/1097 Land between 88 & View House 103 Holyhead Road, Ketley, Telford, Shropshire

This was a full planning application for the erection of 10 dwellings, composing of five pairs of semi-detached dwellings together with a new access point off Holyhead Road. There were significant level differences across the site and there would be a need for retaining structures to be introduced. A local resident had requested that the committee complete a site visit.

Cllr J Francis, Ward Member, spoke in support of the application. There had previously been houses on the site, which had been demolished several years previously, the land could not be considered as greenfield. The bus stop opposite the site could be considered to add value to the applicant. The land was derelict and an eyesore, and Cllr Francis welcomed the development of this site.

Cllr S Millward-Thomas, Ketley Parish Council, spoke against the applicant and raised concerns regarding access, stability of the land, drainage, overlooking and overshadowing neighbouring properties. No plans had been received regarding the second phase of development. A site visit was requested.

Mr Chris Hardy (applicant), spoke in support of the application. The applicant had worked with the Council to bring forward a sustainable scheme on a difficult and challenging site. The site had been unused for years. There had been a mistake by

the engineer in respect of the gable walls, which were proposed to now be a maximum of 1.7m high.

The Planning Officer advised that Highways were satisfied that the appropriate visibility splays could be achieved and adequate parking had been proposed. The roads had been designed to an adoptable standard and no objections had been received from the Highways Officers.

The geotechnical report which had been submitted incorrectly stated that the retaining gable would need to be 3m, as confirmed by the applicant the correct measurement would be significantly less which would improve the outlook for neighbouring residents.

During discussion, Members noted the steep gradient of the land and expressed that a plan of the levels would have been useful for consideration, but noted that the site was close to the Ketley Millennium Village, which had been built on a similar gradient. Members stated that the site was an eyesore and had previously been used for residential purposes.

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

RESOLVED - that with respect to planning application TWC/2015/1097 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the conditions and informatives in the report.

(c) TWC/2016/0816 Royal Victoria Hotel, St Marys Street / 16 & 17 Water Lane, Newport, Shropshire

This was a full planning application seeking the conversion of the Grade II listed Royal Victoria Hotel and the erection of 21 terrace houses to the rear. The plans included the demolition 16 and 17 Water Lane. The hotel had been vacant for a number of years and the demolition of the modern extension to the rear of the hotel had been agreed under a separate application.

Councillor E Carter, Newport Town Council, stated that this was an iconic building and had been the base for a number of local organisations. The Town Council did not want to see the building deteriorate and were not against the proposals, although had a few concerns. Losing the retail space on the ground floor was regrettable; however, the Town Council understand that this use was not viable. Access to the site was an issue and concerns were expressed regarding collection of refuse.

Mr Stuart Thomas, Applicant's Agent, spoke in support of the application. The site was not viable as a hotel and the proposals sought a viable alternative for the building. An attractive extension was proposed and the new dwellings would be a positive contribution to the conservation area. The site was brownfield and there was no prospect of any other alternative use. The proposed density was similar to that of nearby Trinity Court and the development would bring a positive benefit to the community.

In response to a question, the Planning Officer advised that refuse collection would need to be agreed by the parties, and it may be possible for the collectors to enter the site.

Some members expressed their concern regarding access onto the site from both proposed entrances, as both St Marys Street and Water Lane were narrow and frequently congested. Some members expressed their disappointment that gates were proposed on both entrances. There was an outstanding claimed Right of Way issue, however, this was a separate matter and the existence or otherwise of the claimed right of way was not for determination by the committee.

Some members questioned the justification for the demolition of the cottages, the Planning Officer advised that the demolition was regrettable, however, had been accepted on balance, for viability. Concerns were expressed with the design of the proposed extension by some members, who felt it was unsympathetic to the original building.

Concerns were expressed regarding parking, 11 spaces were proposed for 7 flats, and some members felt this should be increased, however, the proposed development was in a central location, where a lower parking provision was acceptable.

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

RESOLVED - that with respect to planning application TWC/2016/0816 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:

- a) The applicant entering into a Section 106 Agreement with the Council relating to:
 - (i) Education: £49,008 primary school contribution to be allocated towards Newport Infant – kitchen and associated enhancement £23,062 secondary school contribution to be allocated towards the Burton Borough – Music Block works**
 - (ii) Recreation: £600 per dwelling towards making improvements to / maximising facilities within the adjacent Victoria Park****

- b) The conditions and informatives set out in the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).**

- (d) TWC/2016/0886 Site of Wrockwardine Wood House, New Road, Wrockwardine Wood, Telford, Shropshire**

This was a full planning application for the erection of twelve dwellings. The site was adjacent to the historic Wrockwardine Wood House, although the building was not listed.

Outline consent had previously been granted but expired in May 2016. The site was in a central location, close to a social club, leisure centre and a number of schools. Concerns had been raised regarding the noise impact from the neighbouring facilities, however, officers were satisfied that these could be mitigated through the measures outlined in the Noise report.

There were a number of protected trees on the site, and plans proposed the removal of two Pear trees, the tree officer was satisfied that these could be replaced. The prominent Walnut tree and Spruce tree were to be retained.

Some members expressed their concern regarding the proximity to the playing field and concerns around noise.

Members felt the design was acceptable and in keeping with the local character. Members queried the undeveloped land to the rear of the development, the planning officer advised that the developer had proposed a managed landscape area and a long term management plan had been conditioned. Some members requested that this be a communal area for the residents, the planning officer advised the developer would need to negotiate access to this land.

Some members raised concern regarding the proposed access, the highways officer advised that the wall to the front of Wrockwardine Wood House would be lowered to 0.8m to provide the required visibility splay, by way of a condition.

During discussion, some members expressed concern regarding access to the site. New Road was a particularly busy road, with vehicles parked along the road. The area was frequently congested and there were concerns that the proposed development would increase traffic in the area. Some members queried if a mini roundabout could be installed at the junction with Plough Road, however, the highways officer advised that this would not be suitable, as the required visibility splays could not be achieved.

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

RESOLVED - that with respect to planning application TWC/2016/0886 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject the following:

- a) **The applicant entering into a Section 106 Agreement with the Council relating to:**
 - (i) **Education - £18,539 for primary school provision, this would relate to accommodation improvements at Wrockwardine Wood Infant**
 - (ii) **Recreation - £7200 (£600 per dwelling) towards the enhancement of local play and recreation space at the nearest Parrots Beak play area.**
 - (iii) **Leisure - £7200 (£600 per dwelling) for sport / recreation at Oakengates Leisure Centre**

- b) **The conditions and informatives set out in the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager)**

- (e) TWC/2016/1124 Site of Caravan and Camping Centre, Stadium Way, Hadley, Telford, Shropshire

This was an outline application for the erection of 14 dwellings with all matters reserved for later approval. Previous outline consent had been granted in 2014, however, this had recently expired. The principle of development had been established.

The Parks & Open Space Officer had proposed that S106 contributions towards recreation would be used towards upgrading the play area on Millstream Way. Some Members questioned why the recreation contribution was allocated to Millstream Way, as this was some distance from the site, the Planning Officer advised that the nearest local play area is well equipped however, Millstream Way had other facilities, such as a BMX track and ball court which would be used by future occupiers.

Some Members expressed concerns regarding access to the site and recommended that access only be off Stadium Way. The Highways Officer advised that the department would object to any proposed access off Britannia Way.

Upon being put to the vote, it was:-

RESOLVED - that with respect to planning application TWC/2016/1124 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:

- a) The applicant entering into a Section 106 Agreement with the Council relating to:
 - (i) Highways: £5000 to fund the implementation of a pedestrian footway on Stadium Way that links the proposed residential development to the existing footway to the south of the site
 - (ii) Recreation: £600 per dwelling (total of £8,400) towards the upgrading of the play area on Millstream Way
 - (iii) Education: £27,377 towards primary provision in the north central planning area. These funds would be allocated to the HLC remodelling Phase 2.

- b) The conditions and informatives set out in the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager)

The meeting ended at 8.05 pm

Chairman:

Date: