

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on
Wednesday, 5th April 2017 at 6.00pm in the Telford Suite at
Shropshire College Hotel School Ltd (The Telford Whitehouse Hotel),
Watling Street, Wellington, Telford TF1 2NJ

A

Present: Councillors J C Minor (Chair), N A Dugmore, I T W Fletcher, J Loveridge, N C Lowery, L A Murray, P Scott, and C R Turley.

Also Present: Councillors A Eade (for planning application TWC/2016/0437)

PC-067 Apologies for Absence

Councillor S J Reynolds

PC-068 Declarations of Interest

In respect of planning application TWC/2017/0052, 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/2016/1198, Councillor C R Turley advised that he was a member of Hollinswood & Randlay Parish Council but had not been involved in any discussions on this application.

Cllr L A Murray declared an interest in planning application TWC/2017/0105 as he was speaking and indicated that he would withdraw from the meeting during the determination thereof.

PC-069 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 15 March 2017 be confirmed and signed by the Chairman.

PC-070 Deferred/Withdrawn Applications

The Chairman informed the Committee that, with regard to planning application TWC/2016/1127, the applicant had requested the application be deferred to address issues of ecology and affordable housing.

RESOLVED – that planning applications TWC/2017/0052 be deferred until the meeting of the Committee on 26th April 2017 to allow Members to make a Site Visit and that planning application TWC/2016/1127 be deferred for consideration at a later date.

PC-071 Site Visits

RESOLVED – that a site visit takes place at 3.30pm on Wednesday, 26th April 2017 at 21 Kings Head Home Park, Newport, Shropshire in respect of planning application TWC/2017/0052.

PC-072 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/2016/0437 Land South of junction, A41 / Pave Lane, Newport, Shropshire

This was a full application for a proposed quarry for the extraction of sand and gravel and importation of inert infill material for the restoration of a 51.6 hectare site on land south of the junction of the A41 and Pave Lane, near Newport.

An appeal for non-determination had been sent to the Planning Inspectorate. The purpose of this report was to inform Planning Committee of the recommendation that officers would have made to Planning Committee had the Application been due for determination by them.

The operators were seeking to extract 2.65 million tonnes of sand and gravel over a 15 year operating period. The Traffic Assessment calculated this would lead to 160 HGV movements per day from the site.

The proposals were for the operating hours to be 0700 hours until 1800 hours Monday to Friday and 0700 to 1300 on Saturdays, with no working on Sundays or bank holidays. However, to increase the efficiency of the site, there were proposals for up to 15 HGVs to be loaded following the site closure, parked overnight so the vehicles could leave the site from 0600 hours the following day.

The site would be progressively restored, and the land would be infilled with imported inert materials. This operation would require an environmental permit.

Cllr A Eade, Ward Member, spoke in support of the officer recommendation. Cllr Eade raised concerns regarding the impact of the quarry on the open countryside. Although some screening would be provided, there were concerns regarding the impact on the nearby residential buildings, including Woodcote Wood Nursing Home. Concerns were raised in respect of the impact on the environment, noise, dust, water management and operating hours. Cllr Eade stated that the junction onto the A41 was the worst of its kind in the Borough and it would not be possible to ensure that the junction could be used safely if the proposals went ahead. There was no requirements for the minerals. Cllr Eade stated that the application should be refused as laid out in the officer's report.

Cllr B Harper, Chetwynd Aston and Woodcote Parish Council, spoke in support of the officer recommendation and raised concerns in respect of traffic, operating hours and highways safety. Cllr Harper stated that Woodcote Wood is adjacent to the site and shared the same seam of minerals. Pave Lane was the least preferred site and was not required.

Mrs B Page, Local Resident, spoke in support of the officer recommendation. The local area would be affected by the proposals for more than a generation. No further noise barrier had been proposed, apart from additional trees. There were concerns regarding dust and the impact this would have on nearby residents, particularly those in Woodcote Hall Nursing Home, and concern were raised regarding highways safety, light pollution and impact on local wildlife. Mrs Page stated that the application was the wrong place and would change the character of the countryside.

The Planning Officer stated that there was no need for the mineral, and that the Shropshire and Telford & Wrekin Sand & Gravel landbank adequately exceeds the minimum of 7 years required by the NPPF and Planning Practice Guidance

Woodcote Wood did not currently have full planning permission, however, there was a resolution for approval. Shropshire Council and the new operator were keen to bring Woodcote Wood into fruition. Shropshire Council would need to ratify the decision and there were some issues regarding access to the site, however, representation received by the relevant parties stated these could be resolved. This site was therefore considered deliverable, and would serve the Telford area.

The applicant had not demonstrated that Pave Lane was a better site than any of the allocated or preferred sites in the Minerals Local Plan. The test for a new site to be brought forward over a preferred site was a high one, and the applicants would need to have proven that there were significant environmental benefits for their site. In the case of Pave Lane, the applicant had only demonstrated the minimum requirement for protection and enhancement of biodiversity as set out within NPPF and did not constitute a 'significant environmental benefit' as a result of working the site and as required by the relevant local policies for least preferred sites

There was no need for additional landfill sites within the Borough, there were several other sites which had been mothballed, which were available for use in the same timeframe as this application. Additionally, there had been increased rates of recycling in the Borough, with less inert waste going to landfill.

Due to the level of local concern in respect of Highways, a third party undertook a Road Safety Audit. The Highways Engineer concluded that the junction from the site onto the A41 can cater for HGVs, and that modelling journeys, even at a higher rate than those proposed, would not cause severe harm to the junction.

Environmental Health had completed their assessments of the site and had concluded that the proposed noise levels would be within the acceptable boundaries as outlined in the Planning Practice Guidance.

Members stated that the site was not required and there was no need for the mineral. Members stated that the applicants had not demonstrated that there was a need for this proposal. The proposals were contrary to policy and the site was not one of the preferred sites in the Local Plan.

Some Members raised concerns regarding Highways and requested that Highways Safety be put forward as a reason for refusal. Some Members considered that the junction was high risk and raised their concerns regarding accidents. Some Members considered that not all of the journeys to the proposals had been calculated.

Members considered that the current agricultural use of the land was better suited. Members noted their concerns regarding the impacts on the neighbouring properties, which was felt to be unacceptable.

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

RESOLVED - that with respect to planning application TWC/2016/0437 that based on the recommendation to the Planning Committee that had an appeal for

non-determination not been submitted that planning permission would have been refused for the following reasons:

A)

1. There is no need for the mineral. Contrary to Policies M15 of the Shropshire and Telford & Wrekin Minerals Local Plan and ER4 of the Telford & Wrekin Local Plan. The Shropshire and Telford & Wrekin Sand & Gravel landbank adequately exceeds the minimum of 7 years required by the NPPF and Planning Practice Guidelines. As a result, the proposal would result in an uncontrolled oversupply of minerals provision.

2. The Environmental information submitted with the application does not demonstrate that the site is significantly more acceptable overall than the allocated sites or the preferred area outlined in the Shropshire and Telford & Wrekin Minerals Local Plan, particularly Woodcote Wood which has fewer environmental impacts, a shorter operational period, limited visual impact, less impact on residential amenity and fewer HGV movements. Nor would it offer significant environmental benefits. As such, it would conflict with save policies M14 and M15 of the Shropshire and Telford & Wrekin Minerals Local Plan; and Policies SP3, SP4, ER4 and ER6 of the Telford & Wrekin Local Plan (Submission Version) and national planning policy.

3. The need for the waste facility as an additional landfill site has not been established and any purported benefits arising from the proposal are significantly outweighed by the loss of best and most versatile agricultural land. As such, the proposal is contrary to Policy ER7 in the Telford & Wrekin Local Plan (Submission Version) and national planning policy.

4. The potential cumulative impact of working both the Woodcote Wood and Pave Lane sites concurrently is not considered sustainable and is contrary to national guidance (para 144 NPPF), policy ER6 of the Telford & Wrekin Local Plan (Submission Version) and save policy M3 of the Shropshire and Telford & Wrekin Minerals Local Plan and national planning policy.

B) In order to give officers flexibility during this appeal, that the Development Management Service Delivery Manager or any other officer authorised by him, be authorised to add to, change or amend the refusal reasons.

C) For the purposes of the appeal only that we have authority to enter into an obligation under section 106 of the 1990 Act to secure the necessary obligations from the applicant in the event that the appeal is allowed.

b) TWC/2016/1198 Plot 2 & 3 Telford 54 Business Park, Nedge Hill, Telford, Shropshire

This was a full application for the erection of a 12,699 square meter industrial building (use class B1, B2 and B8) and associated car parking. Planning permission had previously been granted for in 2016 for two industrial buildings on the site, however, an end user had not been identified at the time of the original application.

The proposals would create 240 jobs in the area. Financial contributions towards improvements on highways and bus stops in the vicinity had been requested as part of a S.106 agreement with the applicant.

An updated report had been provided to include the Planning Ecologist's comments, which noted that only minor amendments would be needed to the existing EPS mitigation license (great crested newts), and they were satisfied that the proposals would not be detrimental to the population of great crested newts in the area.

The Members supported the proposals, which would create new jobs for Telford and was an excellent use of land which had been designated for employment.

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

RESOLVED – that with respect to planning application TWC/2016/1127 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 relating to:**
- (i) A financial contribution of £72,038.31 towards improvements to the local highway network in the vicinity of the application site, and**
 - (ii) A bus stop contribution of £10,000 towards improvements to the existing bus stops within the vicinity of the application site**
- B) The conditions and informatives set out in the update report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager).**
- c) TWC/2017/0105 Garages between. 129 & 131 Crescent Road, Hadley, Telford, Shropshire

In accordance with his declaration of interest Councillor L A Murray left the room during determination of the following application, after speaking against the application in his capacity as Ward Member.

This application was a full application seeking consent for the erection of a two storey building, containing 4 two bedroom flats, taking the appearance of a pair of semi-detached houses, following the demolition of ten garages.

Outline consent for two bungalows and ten garages had been granted in 2008 at the site. The existing garages are in a state of disrepair and officers consider this a sensible regeneration scheme.

Councillor L Murray, Ward Member, spoke against the proposals. The plot has been disused for some time, however, there have been twenty objections from local residents to the scheme. Cllr Murray stated that there were concerns regarding overlooking and access to the site, which was narrow. The development was inappropriate and the site was not large enough for the proposals. The land would be better used as an area for residents, such as a children's play area.

The Planning Officer stated that ten letters of objection had been received, and a 20 signature petition, raising concerns regarding loss of light, noise and the limited capacity of local schools.

The proposed dwellings were located 15m from the boundary of the site, with only bathroom windows on the aspect towards neighbouring properties, glazing to these windows would be conditioned.

The Highways Officer has no objections to the proposals. It was considered that the existing ten garages would produce a similar amount of traffic to the proposals. Although the access was narrower than adoptable standards for a new development, these did not apply as the access had already been in use.

A Member considered that the access to the site was too narrow and that the demolition of the garages would reduce parking in the area. A Member believed that there was a public right of way through the site.

Other Members considered that the majority of the garages were not in use, so the proposals would not result in the loss of parking. The principle of development had been established by the previous planning permission. Although the access was narrow, Members noted that the access had been used for the garages. Some Members considered that while the access was not ideal, the proposal was acceptable on balance.

Some Members considered that flats were needed in the area and similar applications had been approved around the Borough.

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

RESOLVED – that with respect to planning application TWC/2017/0105 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the conditions and informatives set out in the report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager).

The meeting ended at 6.59 pm

Chairman:

Date: