

## **PLANNING COMMITTEE**

# **A**

### **Minutes of a meeting of the Planning Committee held on Wednesday, 21 September 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, J Loveridge, N C Lowery, L A Murray, P Scott and C R Turley.

#### **PC-025      Apologies for Absence**

None.

#### **PC-026      Minutes**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 10 August 2016 be confirmed and signed by the Chairman.

#### **PC-027      Declarations of Interest**

In respect of planning applications TWC/2016/0562 and TWC/2016/0563 Councillor C R Turley declared a non-pecuniary interest in that he had seen a presentation on these planning applications at an Ironbridge Gorge Museum Trust Steering Group Meeting.

In respect of planning application TWC/2016/0562 and TWC/2016/0563 Councillor N C Lowery advised that she was the Ward Member for Ironbridge Gorge and had passed comment on the application but had not contributed to any formal planning discussions and had not predetermined how she would be voting.

#### **PC-028      Deferred/Withdrawn Applications**

None.

#### **PC-029      Site Visits**

None.

#### **PC-030      Planning Applications for Determination**

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/2016/0562 and TWC/2016/0708.

- (a) TWC/2015/0454 – Land adjacent Egremont House, 4 High Street, Edgmond, Newport, Shropshire

This application was a full planning application for the erection of 22 houses on land adjacent to Egremont House with associated parking, access and landscaping.

Cllr R Higginson spoke on behalf of Edgmond Parish Council who raised concerns regarding the location of the site, effect on the Grade II Listed Building, inappropriate

design, the development was contrary to local and national policy, the Edgmond Rural Plan and Neighbourhood Plan. He also considered that no exceptional circumstances for development had been proven.

Cllr S Burrell, Ward Councillor for Edgmond and Ercall Magna spoke in favour of the officer decision to refuse the application. He raised concerns regarding the nature and scale of the proposed development, that it was contrary to Policy CS7 and felt the development was unnecessary due to the Council now having a 5 year housing land supply.

Mr M Turner spoke in favour of the officer recommendation on behalf of Protect Heritage Edgmond who raised concerns that the development was contrary to policy and went against the existing and emerging Local Plan, and it would cause significant and irreparable harm to the listed building and the character of the village.

The Planning Officer informed Members that this development was not within the three named settlement sites, was contrary to Policy CS7 and the council now had a 5 year housing land supply. It was within the Edgmond Conservation Area and would cause significant harm to the Grade II Listed building and had objections from Historic England and the Council's Conservation Officers. The emerging Telford and Wrekin Local Plan allowed for 'limited infill' but this development did not fit into this category.

During the ensuing debate Members raised concerns that the application went against local and national Policy and the emerging Local Plan, that it would cause considerable harm to the character of Edgmond and the Grade II Listed Building and there was a need to preserve and protect this conservation area.

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

**RESOLVED** – that with respect to planning application TWC/2015/0454 planning permission be refused for the following reasons:

- 1. The site lies in the rural area outside the built up area of Telford, as defined on the Wrekin Local Plan Proposals Map, where new development is to be controlled. The site also lies outside the settlements of High Ercall, Tibberton and Waters Upton, where new development within the rural area is expected to be focused. There were no exceptional circumstances to justify the provision of new housing in this location. The development of this open field within the Edgmond Conservation Area would harm the character and appearance of the Conservation Area and the setting of the Grade II Listed Egremont House. As such the development proposal would be contrary to the NPPF, saved Wrekin Local Plan policies OL6, UD2 and HE3 and Core Strategy policies CS7, CS11, CS14 and CS15 and the NPPF.**

- (b) TWC/2015/1111 – Land adjacent 8 Walton Avenue and adjacent Ridgway, High Ercall, Telford, Shropshire

This was an outline application for up to 45no. dwellings with associated access, all other matters reserved.

Mr D Haston, Applicant's Agent, spoke in favour of the application which he considered was a suitable settlement and met policies and the emerging Local Plan. He considered that it would improve the northern approach, was a good design, included affordable housing and was comparable with other developments within the area. It was on farm land but there were no objections with regard to design, ecology, highways and drainage and there was support from Ercall Magna Parish Council.

The Planning Officer informed Members that this was an indicative layout which did give some concern as detailed in the report which would be addressed at the reserved matters stage if Members were minded to approve the application. There would be financial contributions towards the play space and towards adaptations at High Ercall primary school and transport to Charlton secondary school. Although the development was on farm land and includes Grade 2 Agricultural land, any scheme to be delivered within High Ercall would be on agricultural land.

During the ensuing debate some Members felt that the development would help to revitalise the village facilities and welcomed the contributions towards education. Members indicated that they would like this application to come back to the Committee at the reserved matters stage.

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

**RESOLVED** – that with respect to planning application TWC/2015/1111 delegated authority be granted to the Development Management Service Delivery Manager to grant outline 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:
- (i) Affordable housing – 40% provision
  - (ii) Play space – contribution of £600 per 2 or more bed dwelling towards enhancement of the children's play and recreation on land adjacent to High Ercall Village Hall
  - (iii) Education – contribution of a maximum up to £140,702.78 comprising £103,968 towards adaptations at High Ercall Primary School, and £36,734.99 towards transport to Charlton Secondary School.
- 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)

(c) TWC/2016/0521 – Land adjacent 3 Charlton, Telford, Shropshire

This application sought full planning consent for the erection of 1 no. dwelling to provide a two bedroom bungalow adjacent to no. 3 Charlton.

The Planning Officer explained that due to issues around the septic tank on the land that a different red line on the location plan was needed and as this could not be treated as a minor amendment a new application had been submitted.

Cllr J Seymour, Ward Councillor for Wrockwardine, spoke against the officer recommendation as she felt that a precedent for development had already been set. Issues had arisen with the siting of the bungalow on the plans on the previously granted permission which had been placed over a septic tank. There would be no opportunity at a later date for an infill plot as the septic tank could not be moved due to it serving 3, 5, 7 and 9 Charlton. She commented that a turning circle could be provided which would keep the open views.

The Planning Officer explained to Members that there was still a live planning permission which could be implemented up to 11 March 2017. The new proposals were 25m away from the existing dwelling, compared to 15m on the extant permission and only 1-2m from the rear boundary. A recent Planning Inspectorate decision had since confirmed that Charlton was not a suitable settlement for development.

During the ensuing debate some Members considered that this was a suitable site for development as there were other larger builds taking place within the area, it was within the village and was a small bungalow. The principle of development had already been established and the septic tank should have been picked up on the earlier permission. It was suggested that a condition to remove permitted development rights be added and the application be allowed subject to the previous permission being removed. A Member asked about the relationship between the old permission and a new permission if Members were minded to grant and the Legal Advisor informed Members that if they were minded to approve this application that the previously granted permission would lapse given that it overlapped with the proposed dwelling, so it was physically impossible to build both.

On being put to the vote the recommendation of refusal was defeated. Subsequently a recommendation of approval was made and seconded. Following a vote it was unanimously:

**RESOLVED** – that with respect to planning application TWC/20150521 delegated authority be granted to the Development Management Service Delivery Manager to grant outline planning permission for the following reasons:

**Whilst the proposal is contrary to Policy CS7, the principle of allowing a dwelling has already been established by the previous grant of planning permission and there would only be one dwelling built on site as it was physically impossible to implement both permissions so the original permission will lapse. Members considered that the difference in siting between these two dwellings was minor.**

(d) TWC/2016/0562 – Site of Lincoln Grange Nursing Home, Lincoln Hill, Ironbridge, Telford, Shropshire

This application was considered in conjunction with planning application TWC/2016/0563 but a separate vote took place.. An update report had been tabled at the meeting which gave an update on ecology and additional comments from Ironbridge Parish Council

This was an application for planning permission for 53no dwellings, conversion of the former Lincoln Grange Nursing Home into 36no dwellings and demolition of part of Lincoln Grange Nursing home and associated internal and external works, access road and landscaping.

A site visit had taken place in the afternoon prior to the meeting.

Mr H Thorn, Applicant, informed Members of key aspects of the development which were to preserve, restore and bring back to use the listed building whilst retaining its features. Limited alterations would be made although there would be extensions to the rear. The houses would be complementary to the vernacular of The Gorge and were less than the 106 dwellings originally proposed by the HCA. A traffic impact assessment had been undertaken and there was highway network capacity until 2026. Funding for signage to restrict usage of Lincoln Hill would be provided.

The Planning Officer informed Members that the proposal was a good mix of units and had a high quality design and although this was green network land, this allocation would come forward in the emerging Local Plan. There were environmental benefits from affordable housing and a contribution towards the Beeches Wildlife Site and Local Nature Reserve (LNR) including interpretation boards and litter bins. The transport assessment was acceptable and there was a contribution of £173,393 towards the remodelling of the John Fletcher Primary School. The application would be subject to a Section 106 agreement and a European Protected Species Licence for Great Crested Newts and Bats was required.

During the ensuing discussion some Members suggested that a smaller scale development would have been more sensitive to the site and that lower density, higher value dwellings would have been more suitable to the local vernacular. Concerns were raised regarding the traffic on Lincoln Hill, the size of the two bedroomed Belgrade design units and the sub-division of the communal garden as well as the length of the traffic survey undertaken. Some Members further suggested It needed to be emphasised that it was an access road only and a request for extra signage highlighting the weight and width restrictions was made. Other Members were in favour of the development which was of sympathetic design and sensitive to its surroundings and local wildlife.

Upon being put to the vote it was unanimously:-

**RESOLVED – that with respect to planning application TWC/2016/0562 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:-**

- (i) **Affordable housing (4 units)**
- (ii) **Highways £7,500 towards new signage and improvement of existing signage on Beech Road to deter use of Access Only route.**
- (iii) **Outdoor recreation open space / Equipped Area for Play - On-site provision and maintenance of a “Local” Equipped Area for Play (LEAP), and Public Open Space sum to be agreed if adopted by the Council.**
- (iv) **Education - £173,393 for the remodelling of John Fletcher of Madeley Primary School**
- (v) **Ecology - £17,660 towards the mitigation of the impact of The Beeches Local Wildlife Site (and proposed Local Nature Reserve)**

**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) and additional condition relating to European Protected Species Licence for Great Crested Newts and Bats**

(e) TWC/2016/0563 – Site of Lincoln Grange Nursing Home, Lincoln Hill, Ironbridge, Telford, Shropshire

This application was discussed in conjunction with planning application TWC/2016/0562 but a separate vote took place.

The Listed Building Application was for the erection of 53no. dwellings, conversion of former Lincoln Grange Nursing home into 36no. dwellings following demolition of parts of Lincoln Grange Nursing Home into associated internal and external works

Upon being put to the vote it was unanimously:-

**RESOLVED - that with respect to planning application number TWC/2016/0563 for Listed Building Consent that delegated authority be granted to the Development Management Service Delivery Manager to grant Listed Building Consent subject to 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).**

(f) TWC/2016/0708 – Telford Bus Station, Telford Town Centre, Telford, Shropshire

This was a hybrid planning application for: Part A – Full Application for the erection of a new bus station, temporary link to existing bus station and shopping centre, associated landscaping and highway works and alterations to Brown Elm car park to provide a new taxi rank. Part B – Outline application for the erection of an extension to the shopping centre comprising retail, food and beverage units (use classes A1- A3); creation of a new plaza and link mall with the shopping centre; new shopping centre entrance, public realm and landscaping works, bus station facilities, alterations to Brown Elm car park to provide pedestrian walkway and remaining associated highway works.

An update report had been tabled at the meeting which highlighted further comments from Highways Officers and comments regarding the S106.

Mr Guy Beaumont spoke on behalf of Mr T Binnington, Applicant. He gave a brief background to the application, which had been subject to public consultation. Phase 1 of the application needed to be prior to end March 2017 as a requirement of the LEP Funding. Phase 2 would involve the redevelopment of the shopping centre, gateway enforcement, flagship stores and new retailers which would grow the status of Telford and create further employment.

The Planning Officer explained to Members that the application included a replacement 12 bay bus station with glazed screens and a mono pitch roof and also incorporated seats for the public and information screens. It also included soft landscaping, ticket office, driver welfare services, and would be accessed by a temporary covered walkway. The second phase of the development would be to the side and rear of Northfield Street and included relocation of the pedestrian crossing and a walkway across Brown Elm car park, re-development to the Southern quarter and northern anchor and an amended red line boundary had been submitted which had meant a stand-alone application. It accorded with local and national planning policy, a transport assessment had been undertaken and there were no adverse highway safety issues. Highway contributions would be calculated upon the quantum of floor space and the figure would be a maximum of £108,273.02 and a formula calculating the figure would be included in the Section 106 agreement with a maximum figure of 7,100 square metres. Discussions were still ongoing in relation to the Phase 1 highway works and Members were advised that if they were minded to approve the application, there was flexibility in this regard.

During the ensuing discussion some Members raised concerns regarding the reduction in size of the bus station and the arrangements for holiday coaches, the proposed new crossing and the flow of traffic, the design, and contributions towards navigation ie signage and fingerposts. Other Members considered that Telford would have a new bus station and an expanding shopping centre which would create jobs. Questions were raised with regard to why the bus station capacity was being reduced, how the assessment for public art had been undertaken and if the arrangements for the holiday coaches could be re-visited if proven the public were being disadvantaged.

The Service Delivery Manager - Transport & Highways Development addressed Members' concerns that following consultation it had been agreed that there was too much capacity with regard to departures and arrivals and that the new arrangements would be more efficient and that there would be enough capacity for current and future growth. With regard to holiday coaches, unregistered services caused disruption with unscheduled pick up/drop offs and the Telford Central Station was a natural interchange. All companies had been written to notifying them of the change and the Council were willing to work with holiday companies in this regard.

The Planning Officer confirmed to Members that a maximum of £163,000 had been agreed for public art which would be in place prior to occupation but that there was some flexibility in this regard as it formed part of the Masterplan during Phase 3 of the development. No art had been provided at this stage and there was no set formula to allocate funding to each stage.

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

**RESOLVED - that with respect to planning application TWC/2016/0708 delegated authority be granted to the Development Management Service Delivery Manager to grant hybrid planning permission subject to:**

**A) The applicant entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to:**

- i) A financial contribution towards highway improvements/ town centre connectivity package relevant to the proposed development, to a maximum of £108,273.02**
- ii) Provision of public art to a value appropriate to the proposed development,**
- iii) Provision for the Council to undertake the proposed highway works, in return for a financial contribution, or a condition requiring the works be done by the developer.**
- iv) Agreement from the applicant to not implement the total floor space permitted in respect of the previous outline permission as well as the floor space permitted by this permission ie the floor space permitted by this development is not in addition to the previously permitted floor space**

**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 Development Management Service Delivery Manager):**

The meeting ended at 7.52pm

**Chairman:** .....

**Date:** .....