

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 12 October 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, M J Smith, W L Tomlinson (as substitute for P J Scott) and C R Turley.

PC-031 Apologies for Absence

Councillor P J Scott.

PC-032 Declarations of Interest

None.

PC-033 Announcements

The Chair noted the sad and untimely passing of Councillor Clive Mollett. He paid tribute to his services to the Council and extended sympathies to his family and the committee observed a one minutes silence in tribute.

PC-034 Minutes

RESOLVED – that the minutes of the meeting, apart from application (c) TWC TWC/2016/0521 – Land adjacent 3 Charlton, Telford, Shropshire, of the Planning Committee held on 21 September 2016 be confirmed and signed by the Chairman

PC-035 Deferred/Withdrawn Applications

None.

PC-036 Site Visits

None.

PC-037 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/2016/0387.

- (a) TWC/2016/0387 – Former Madeley Court School, Land off Parkway, Madeley, Telford, Shropshire

This application was a full planning application for the erection of 5 units (4 food and non-food retail and 1 sui generis) together with associated car parking, landscaping and engineering works on the site of the former Madeley Court School, Court Street, Madeley.

An update report was tabled which set out further representations received. Telford Trustees Ltd, owners of Telford Shopping Centre, had withdrawn their objections to the scheme.

The planning officer advised the committee that the main issues were in respect of location, principle of development, accessibility, design and layout and the impact on near-by residential properties.

Members noted that the site was a brownfield site, and welcomed the principle of the development. Some Members expressed concern at the design of the proposed Lidl building, however, accepted that this design was the standard for the company.

Members expressed that the site had good connectivity and were pleased with the proposals to improve the site exit junction. The infilling of the underpass was also welcomed by the committee as there had previously been concerns around anti-social behaviour in underpasses within the borough.

Concerns were noted around the anti-social behaviour that had been reported from KFC and Aldi and a suggestion was made for CCTV to be installed on the site. The planning officer advised that a site-wide CCTV system could not be implemented; however, a condition could be included to control the installation of CCTV if individual units were to have their own CCTV systems.

On being put to the vote it was unanimously:-

RESOLVED – With respect to planning application TWC/2016/0387 the Development Management Service Delivery Manager be authorised to grant planning permission subject to the conditions and informatives set out in the update report and an additional condition for the control of CCTV on site (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

(b) TWC/2016/0641- Footbridge to Telford Central Railway Station, Telford, Shropshire

This was an application for full planning permission for the erection of a replacement footbridge, retaining structures, ramps, walkways and associated infrastructure, following the demolition and removal of the existing bridge.

The planning officer advised of the design and visual impact and access issues.

Members noted that the current bridge needed to be replaced and welcomed the application. Members were disappointed that the design of the new bridge had not taken inspiration from the Iron Bridge; however a suggestion was put forward that the public art installed could make reference to the Iron Bridge, perhaps in the form

of etchings on the bridge glazing panels. The planning officer suggested that a condition requiring details of Public Art could be imposed.

Members expressed concern in relation to the expected lifespan of the new bridge, especially the proposed PVC covering. The planning officer advised that the projected lifespan of the bridge was 120 years but was not aware of the lifespan of the PVC.

Some members raised concern regarding the colour of the bridge, whereby a light grey or off white colour had been proposed. Members suggested a darker grey would be less likely to show up dirt, algae and would require less maintenance. The Planning Officer confirmed this would be subject to further discussions as part of the application to discharge the materials condition and members concerns would be taken forward.

Some members queried why comments had not been included from the public consultation; the planning officer informed that these comments were recorded in the design and access statement, which was available to view online. Only comments made during the application process itself were recorded in the committee report.

In response to a question about Network Rail's comments, the Transport and Highways Service Delivery Manager advised that the Local Authority would need to enter into a financial agreement with Network Rail, but this would not be a blank cheque to them. The Local Authority would only fund Network Rail's time with assistance to the delivery of the project,

Members queried the timescale of the project as detailed in the committee report. The Transport and Highways Service Delivery Manager advised that Network Rail require 12 months' notice of any works that take place over the line. The scheme was part of the wider Telford Town Centre Connectivity Package that also involved the widening of Rampart Way.

On being put to vote it was unanimously:-

RESOLVED - With respect to planning application TWC/2016/0641 the Development Management Service Delivery Manager be authorised to grant planning permission subject to the conditions and informatives set out in the report and an additional condition requiring public art which should include some recognition of local heritage, particularly the Iron Bridge, (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager)

The meeting ended at 6.54pm

Chairman:

Date: