

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-031 Apologies for Absence

None.

PC-032 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 12th October 2016 and part minute PC-030(c) held on 21st September 2016 of be confirmed and signed by the Chairman.

PC-033 Declarations of Interest

In respect of planning application TWC/2016/0749 Councillor C R Turley declared a non-pecuniary interest in that he was a Member of the Great Dawley Town Council but had not been involved in any discussions on this application.

In respect of planning application TWC/2016/0560 Councillor P Scott was a Member of Newport Town Council but had not been involved in any discussions on this application.

In respect of planning application TWC/2016/0604 Councillor L A Murray was a Member of Hadley and Leegomery Parish Council but had not been involved in any discussions on this application.

PC-034 Deferred/Withdrawn Applications

None.

PC-035 Site Visits

No site visits were recommended by Officers.

The Chair had been approached by the Ward Councillor for Oakengates and Ketley Bank who had requested that a site visit take place with regard to planning application TWC/2016/0769. Following a vote it was unanimously:-

RESOLVED – that the following applications be deferred for a Site Visit to take place on Wednesday, 23rd November 2016:

3pm - TWC/2016/0769 – Site of Clifton Cottage, Hillside Road, Ketley Bank, Telford.

PC-036 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/2016/0560, TWC/2016/0668 and TWC/2016/0769.

(a) Land north of Keepers Crescent & Daisy Bank Drive, St Georges, Telford, Shropshire

This was an application for the erection of 40no. dwellings with associated access, landscaping, surface water drainage, public open space and associated earthworks. This application had been deferred at Planning Committee on 20th July in order for the applicant to reconsider the financial aspects of the application and it had been confirmed by the Applicant that there was no change. The principle of development had already been established in 2007 and within the urban area located in a sustainable area with shops, services and facilities within walking distance.

The site layout had been designed to take into account the mineshafts, the slope of the ground /ground conditions and a 20m easement to the existing play area. Window glazing and ventilation could be used to mitigate noise. There was limited affordable housing and a S106 would therefore be required £16,500 for improvement of the existing play area and a £30,000 commuted sum for ongoing maintenance.

During the ensuing debate some Members felt that this was a good news story with the play area being preserved and maintained.

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

RESOLVED – that with respect to planning application TWC/2016/0162 authority be delegated to the Development Management Service Delivery Manager to grant planning permission, subject to the applicant entering into a S106 agreement with the Local Authority for the provision of:

- £16,500 for the improvement of the existing play area off Keepers Crescent;
- £30,000 commuted sum for maintenance (for the fenced equipped play area only – landscape buffer to be maintained by Housing Trust);
- all costs to be index linked from the date of Committee

and the conditions and informatives set out in the report (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management).

(b) TWC/2016/0260 – Land adjacent The Knoll, Church Aston, Newport, Shropshire

This was a reserved matters application for the erection of 17no. dwellings with appearance, scale, layout and landscaping pursuant to outline TWC/2014/0415 and the main access from The Dale.

Councillor A Eade, Ward Councillor for Church Aston and Lilleshall, spoke against the application and raised concerns with regard to density, impact, quality of life of new and existing residents, drainage, parking, highways and traffic impact, lack of footpath to the local School, the impact of shading and lack of natural light and the proximity to the acoustic bund and was of the opinion that the application was against Policy. He suggested that the 6 affordable housing units were removed and that the £10,000 be used towards improvements to the Church Aston play area.

Mr J Maclauchlan, local resident, spoke against the application on behalf of residents from the neighbouring properties who raised concerns regarding proximity loss of

light and privacy, impact, parking, narrow roads, the A518 junction, access and traffic flow. Further concerns were raised regarding the shading of the properties, the slope of the land, the 2 metre high acoustic fence and the impact on local wildlife and loss of habitat.

Ms H Howie, Applicant's Agent, spoke in favour of the application which gave detailed layout drawings and landscaping. She recognised the concerns of local residents regarding shading, privacy and wildlife and had worked with the Tree Officer to protect the tree belt without having a detrimental impact on the surrounding area. There were no objections on highways, drainage or ecology grounds and potential buyers would be aware of shading issues. The affordable housing had south facing gardens. She felt this was a well-designed application with no technical reasons for refusal.

The Planning Officer informed Members that this application had a density of 23 dwellings per hectare and was a mix of dwellings that suited the local character. There were acceptable separation distances with Plot 17 being 33 metres away from the nearest property and did not rely on screening and privacy was not compromised. The outline application with access had already been approved, therefore the principle of residential development had already been established. Members were asked to consider the design and layout of the scheme.

During the ensuing debate some Members raised concerns regarding parking, highways, the shading of the dwellings and the design. Some Members felt that if there was a reduction in numbers of dwellings that the scheme would be more acceptable and it was asked if the S106 monies could be used to upgrade the Church Aston Play Park to benefit the young people in the area, Officers would need to refer to terms of the signed S106. Other Members considered that there were no circumstances to refuse the application.

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

RESOLVED – that with respect to planning application TWC/2016/0260 authority be delegated to the Development Management Service Delivery Manager to grant reserved matters permission subject to the conditions and informatives set out in the report.

(c) TWC/2016/0560 – Land between Beech Hill & Blue House Barns, Chetwynd

This application sought full planning permission for the erection of 19no. detached dwellings and the creation of new vehicular access. An update report was tabled at the meeting. The development was outside the Newport boundary but this would be included in the emerging Local Plan. The Scheme was considered satisfactory and did not adversely impact on the surrounding area. The tree belt would be retained and provide continued visual amenity. A pedestrian crossing was to be provided and there were no technical reasons to refuse. There was a 35% provision for affordable housing which was subject to a viability assessment and the applicant had agreed to contribute £69,654 towards education facilities within the local area and £11,400 towards recreation facilities at Victoria Park together with £350,000 towards the provision of off-site affordable housing as previously approved.

During the ensuing debate some Members raised concerns regarding the speed of traffic and the safety of the highway, overdevelopment and density

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

RESOLVED – that with respect to planning application TWC/2016/0560 authority be delegated to the Development Management Service Delivery Manager to grant planning permission subject to the applicant entering into a Section 106 Agreement with the Council relating to:

- £350,000 payment towards off-site affordable housing (to be ring-fenced to the Newport area)
- £69,654 towards Primary and Secondary education facilities in the vicinity of the development (kitchen and associated enhancement at Newport infant and music block works at the Burton Borough)
- £11,400 towards improvements to facilities and equipment at the Victoria Park, Newport
- To be indexed linked from the date of Committee.

The conditions and informatives set out in the report and update report (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management).

(d) TWC/2016/0594 – Land adjacent & South of Breezes 8 & 11 Allscott, Telford, Shropshire

This application sought full planning permission for the erection of 2no. bungalows and associated parking.

Although the application was contrary to Core Strategy Policy CS7 officers took into account that with time Allscott would become a substantially larger village. This modest proposal would make a significant contribution towards highway junction improvements which would be of benefit to both the proposed development and the wider community. Officers considered that the scale, design and layout of the development were acceptable and would not harm the character and appearance of the surrounding area. It was not considered an extension to the village or an encroachment into the countryside. A section 106 agreement for £35,000 would include works to the junction of Back Lane, Rushmoor.

During the ensuing discussion some Members raised concerns regarding the weight given to the emerging Local Plan and the adverse impact on the Grade II listed building, was contrary to policy which was not outweighed by the community benefit. Other Members felt that the scheme would work well and benefit the whole community.

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

RESOLVED – that with respect to planning application TWC/2016/0594 authority be delegated to the Development Management Service Delivery Manager to grant full 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) **A contribution of £35,000 towards highway improvements (to be spent specifically on junction improvements between Back Lane and Rushmoor Lane, Allscott). To be indexed linked from the date of Committee.**

The conditions and informatives set out in the report (with authority delegated to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management).

(e) TWC/2016/0604 – Site of Hadley Centre Car Park, Haybridge Road, Hadley, Telford, Shropshire

This application was for the erection of No.19 houses and No.6 flats with associated parking, highway works and landscaping which would complete the recent regeneration works in Hadley and would have a positive contribution to the setting of the Grade II listed which included boundary screening and ample separation distance. The Planning Officer clarified that paragraph 6.5.2 should refer to '36-43 parking spaces'. It had been difficult to locate all car parking spaces immediately adjacent to the dwellings, however the parking spaces and visitor spaces would be overlooked by other properties. There would be a financial contribution towards the nearest existing NEAP (Neighbourhood Equipped Play Area) of £11,300 and there was now sufficient viability to allow 3 affordable units for rent. Improved mitigation measures for environmental protection, boundary treatment and ventilation were now in place.

During the ensuing discussion some Members welcomed the development as this site had been boarded up for some time and would further enhance the recent regeneration of Hadley, it was a sustainable development. Some Members raised concerns regarding the density, the lack of financial contribution towards education and poor design of the development.

Upon being put to the vote it was unanimously:-

RESOLVED - that with respect to application TWC/2016/0604 authority be delegated to the Development Management Service Delivery Manager to grant planning permission subject to the following:

- a) **The Council submitting a signed Memorandum of understanding relating to**
- i. **Parks and Open Space contribution of £11,300 towards the enhancement of the existing NEAP (Neighbourhood Equipped Area of Play) located at Millstream Way, Leegomery. To be indexed linked from the date of Committee.**
 - ii. **The provision of 3 units for affordable rent in perpetuity.**
- b) **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.**

(f) TWC/2016/0668 – Site of 14 The Rookery, Madeley, Telford, Shropshire

This was an application for the erection of 1no. detached dwelling to provide 2no. bedroom apartments with associated car parking and landscaping. An update report was tabled at the meeting. A site visit had taken place during the afternoon prior to the meeting.

Cllr P Watling, Ward Councillor for Madeley and Sutton Hill, spoke against the application which he considered was “garden grabbing”. Concerns were raised regarding the HMO (house of multiple occupation) already on the site and the disruption to the quiet neighbourhood. Further concerns were raised regarding highways, vehicular access across the unadopted footpath and the lack of need for further housing within Madeley.

Mr M Hinshelwood spoke against the application on behalf of local residents. He considered this development to be a destructive case of garden grabbing and raised concerns regarding the inappropriate development, the path being unsuitable for traffic and safety issues, the scale and appearance and the lack of sympathy to the surrounding area.

The Planning Officer informed Members that this development was for a two storey property with sloping roof to the rear with the first floor being within the roof section of the property. The plot was considered large enough to accommodate the development with adequate on-site parking and turning.

During the ensuing discussion Members raised concerns regarding the unsuitable development which was of poor design and was overbearing and would adversely impact the surrounding properties. Further issues of concern were the slope of the ground, parking spaces, the turning circle and lack of access.

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

RESOLVED - that with respect to planning application TWC/2016/0668 be refused on the following grounds:

- 1. The Local Planning Authority considers the site is of inadequate size to satisfactorily accommodate the property, amenity space and parking by reason of its location and scale of development, and would result in overdevelopment and a cramped form of development. The development by reason of its location and orientation, and the prevailing character of development, would have an overbearing impact and a detrimental effect on the amenities of adjoining residential properties, and would lead to overlooking and loss of privacy. Hence, the development would be contrary to 'saved' policies UD2 and H6 of the Wrekin Local Plan 1995 – 2006, CS15 of the Core Strategy, BE1 of the emerging Telford & Wrekin Local Plan and the National Planning Policy Framework.**
- 2. The Local Planning Authority considers that the proposal does not provide suitable vehicular access or accommodate adequate off-street parking and turning to allow vehicles to exit the site in a forward manner and would therefore encourage parking along the adopted highway and**

interfere with the free-flow of traffic on the highway. Accordingly, the proposal is contrary to H6 of the Wrekin Local Plan 1995 – 2006 and the National Planning Policy Framework.

(g) TWC/2016/0749 – Land opposite Phoenix Academy, Duce Drive, Dawley, Telford, Shropshire

This was an application for the erection of 18no 2 bed bungalows for the over 65s with associated access, parking and landscaping. The application was on vacant land and formed part of the wider Dawley Masterplan. This was a well-designed application but due to the S106 agreement contained within the application it was necessary for it to be brought to Committee.

The Planning Officer provided a verbal update that no objections had been received from Environment Protection regarding noise and land contamination, subject to conditions.

Noise impact mitigation measures such as acoustic windows and trickle vents would achieve suitable noise reductions. There would be standard conditions regarding land investigations and a contribution of £10,800 towards offsite leisure/recreation facilities which will go towards improving the nearby Dawley Park. A further condition restricting occupation to persons over 65 would also be required.

During the ensuing discussion some Members felt that this application met the needs of the aging population, was near to the local centre and would have a positive impact on the area.

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

RESOLVED - that with respect to planning application TWC/2016/0749 authority be delegated to the Development Management Service Delivery Manager to grant planning permission subject to the following:

- a) **Section 106 Agreement to secure a financial contribution of £10,800 towards offsite leisure/recreation facilities.**
- b) **To be indexed linked from the date of Committee**

The conditions and informatives set out in the report (with authority delegated to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management)

The meeting ended at 7.16 pm

Chairman:

Date: