

PLANNING COMMITTEE**Minutes of a meeting of the Planning Committee held on
Wednesday, 23rd November 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 F Smith (as substitute for C R Turley).

Also Present: Councillors S P Burrell (for planning application TWC/2016/0365) and G C W Reynolds (for planning application TWC/2016/0769)

PC-037 Apologies for Absence

Councillor C R Turley.

PC-038 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 2nd November 2016 of be confirmed and signed by the Chairman.

PC-039 Declarations of Interest

In respect of planning application TWC/2016/0769 Councillor P Scott declared a personal interest and indicated that he would withdraw from the meeting during determination thereof.

In respect of planning application TWC/2016/0769 Councillor N A Dugmore stated that he knew the owner of a neighbouring property but had not been involved in any discussions on this application.

PC-040 Deferred/Withdrawn Applications

The Chairman informed the Committee that, with regard to the Tree Preservation Order – Maple Tree at 9 and 11 Castle Road, Dawley, Telford, TF4 3EU, this application would be deferred until the next meeting in order for the Tree Officer to be present.

RESOLVED – that determination of the Tree Preservation Order – Maple Tree at 9 and 11, Castle Road, Dawley, Telford, TF4 3EU be deferred until the next meeting of the Planning Committee.

PC-041 Site Visits

The Chair advised that an application may be considered at the next meeting in regards to Pave Lane. If this application was to come before the next meeting, a site visit prior was recommended. Following a vote it was unanimously:-

RESOLVED – that the following applications be deferred for a Site Visit to take place on Wednesday, 14th December 2016:

TWC/2016/0437 – Land South of junction, A41/Pave Lane, Newport, Shropshire.

PC-042 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/2016/0646.

(a) Site of Sutherland Farm, Back Lane, Tibberton Newport, Shropshire

This was an outline application for the erection of 8no. dwellings with following the demolition of a group of existing agricultural buildings, with all matters, including layout, appearance, scale, access and landscaping, reserved for later approval. The existing buildings had been redundant from commercial use since 2002. An indicative site plan had been provided by the applicant, which broadly aligned to the footprint of the existing buildings and indicated a new, centrally formed access point.

Councillor S P Burrell, Ward Councillor for Edmond and Ercall Magna, spoke against the application and raised concerns in respect of village amenities, access and highways. The report indicated that affordable housing was needed in the village; however, this need was for four properties, which had been met by other applicants within the village. The application would increase the size of Tibberton by 5%, and in total, all the approved developments would increase the size of the village by 50% in five years.

Ms Amy Waugh, Local Resident, spoke against the application and raised concerns regarding over-development of the village. The site had recently been flooded. The development would cause a material change to the landscape, as it would encroach into open countryside and overlook existing properties. The residents do not object to the development of the land in principle, however, object to the level of development in this application, as well as the type and character of the proposed development.

Mr David Haston, Applicant's Agent, spoke in support of the application. Tibberton was listed as one of three suitable settlements for development in the Local Plan. The existing buildings had been redundant since 2002 and there was no prospect of these returning to commercial use. No objections had been received from officers or technical consultees, bar the parish council.

The Principal Planning Officer advised that in regards to the need for affordable housing in Tibberton, this had last been assessed in 2011. Since 2011, house prices had increased, which would increase the need for affordable housing. The application site was close to the centre of the village and was considered sustainable. The application was policy compliant and was not considered to encroach onto the open countryside.

The Principal e Engineer advised that as part of the S106 agreement, £500 per dwelling would go towards works on the B5062 to form a gateway feature into Tibberton, with the aim of reducing speeds in the area.

Members agreed that the existing buildings on the site were an eyesore. Some Members felt that the proposed development did not cause encroachment, as the development would occupy the site of the existing farm buildings however, other members considered that the proposed development did extend the boundary of the village. Members praised the allocation of three affordable dwellings on the site.

Some members considered that Tibberton had taken its fair share of development, and raised concerns were raised regarding the lack of infrastructure in the village.

Members noted that there was no street lighting on Back Lane and asked if any lighting was proposed. Officers replied that there was no proposal to install street lighting as part of the application and it was not unusual for small villages not to have street lighting.

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

RESOLVED – that with respect to planning application TWC/2016/0365 authority to 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:

- 3 affordable dwellings to be made available for social rent;
- £500 per dwelling towards a Traffic & Speed Management Scheme on the B5062 within the vicinity of Back Lane/ B5062 junction & £1500 towards the provision of 1 passing bay on Back Lane;
- £600 per dwelling towards improving play and recreation facilities in the nearby Tibberton playing field;
- To be indexed linked from 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) Land fronting Southwater One, Park Avenue, Southwater, Telford Town Centre

This was a full application for a 68 bed hotel with a bar / restaurant on the ground floor level and the provision of an enhanced area of public open space. Outline consent had been granted in 2010 for a civic office and A1 – A4 uses, however, this had not been implemented and a temporary grassed area had been installed.

17 comments had been received during the consultation period; 15 objections and 2 in support. Great Dawley Parish Council had offered no comment in relation to the application.

Mr Chris Pettman advised that he was speaking on behalf of the Friends of Telford Town Park and spoke against the application. The Friends of Telford Town Park were a volunteer group who worked to promote and protect the park. The Friends of Telford Town Park objected to the plans as they were out of proportion and reduced the interface to the park from Southwater and raised concerns that the public consultation documents had not been made publically available. The Friends of Telford Town Park called for the application to be withdrawn and resubmitted with a fresh approach and with more detail.

Mr James Dunn, on behalf of the applicant, spoke in support of the application. Outline consent had been granted in 2010 and there was a clear vision for the area to be a vibrant centre and to be a place that people wanted to visit. Following the completion of the first phase of Southwater, the plot was temporarily back-filled and grassed over. The public have become accustomed to the area so the proposals include an enhanced area of public open space.

The Principal Planning Officer stated that the western half of the site had been designed as an area of public open space and indicative design details had been provided, although the design had not been finalised.

The hotel was of a high quality design, in keeping with the urban form. The proposed civic offices were a larger footprint and the same height, five stories, as the proposed hotel. To avoid the issues noted with the Premier Inn, refuse would be stored internally.

Four disabled parking spaces had been proposed, but the remainder of the parking would be in the existing car parks around the town centre. A transport assessment had been completed, which concluded this was acceptable, based on the existing capacity. The Principal Engineer advised that a contribution had been requested towards growth point works around the Borough.

Some members felt that the proposed development would reduce the open aspect to the park and would be detrimental to business. Members expressed their disappointment that the finalised design for the open space had not been available for the committee. Some members questioned the need for a further hotel in the area and the proposed development was too similar to the existing businesses, which were not always full to capacity; however, this was refuted by other members, who felt that the existing bars and restaurants were busy.

Some members expressed their concern that there were no comments from the police or the fire service within the report. Some members had concerns that the design was poor and would not enhance the area, but other members praised the design and felt the application would help Telford to grow and thrive.

Some members stated their concern regarding the proposed parking arrangements. The development was not on a bus route and there was no drop off point. Others noted that similar arrangements were not unusual in cities and that the existing car parks were not that far away. Although cycle bays had been provided, members considered it unlikely that guests would arrive via bicycle.

In response to a question, the Principal Engineer advised that there were 4601 available car parking spaces in the Telford Town Centre area. There were no plans to allocate parking spaces within the public car parks to the hotel. The proposals had been agreed on safety grounds and were felt to be sufficient for the application.

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

RESOLVED – that with respect to planning application TWC/2016/0646 authority to be granted to the Development Management Service Delivery Manager to grant planning permission subject to the applicant entering into an agreement with the Local Planning Authority through a ‘memorandum of understanding’ (terms to be agreed by the Development Management Service Delivery Manager) securing:

- £59,400.01 towards Telford strategic highway network improvements;
- £2,500 towards travel plan monitoring

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

(c) Site of Clifton Cottage, Hillside Road, Ketley Bank, Telford

In accordance with his declaration of interest Councillor P Scott left the room during determination of the following application.

This was an outline application for 1no. detached dormer bungalow. This application had been deferred at Planning Committee on 2nd November in order for a site visit to take place.

Councillor G C W Reynolds, Ward Councillor for Oakengates and Ketley Bank, spoke against the application on the grounds of an unacceptable impact on neighbours and their quality of life. The site was on a single track road, where access was difficult, particularly at the proposed location. Emergency vehicles struggled to reach the area. The properties in the area are older, leading to the proposed development being out of character with the area. A similar application had been refused the previous year and the reasons for refusal remained.

Mr Ralph Morgan, Local Resident, spoke against the application on the grounds of overdevelopment, the character of the local area and impact on the neighbouring properties. Mr Morgan noted the single track lane leading to the development and stated that there would be an unacceptable loss of 22m of hedgerow. The dwelling would overlook existing properties and cause a loss of privacy.

Ms Chloe Jones, on behalf of the applicant, spoke in support of the application and advised that the proposed property would be a family home for herself and her young family. The proposed dwelling would fit comfortably within the context of the area and the plans had been carefully drawn to ensure that there was no loss of privacy. The proposed site would have its own parking, with a space for visitors. The applicant was a reputable builder who had the skills to ensure the build was to a high standard and would cause minimal disturbance to neighbours.

The Principal Planning Officer advised that the access point was to be realigned to provide visibility and the road would be widened to provide a passing place. Two parking spaces would be provided, as well as a turning space, to enable any vehicle to leave in a forward gear.

Some members felt that the plans did not adequately show the narrowness of the road and the topography of the local area. Some members felt that although the proposal was for a modest dwelling, due to the area, it would have a significant impact.

Some members indicated that they had concerns regarding the impact on the locality and the character of the area. Some members indicated that the proposal would be overdevelopment and would constitute 'garden grabbing'.

Other members felt that the area was characterised by a variety of buildings, old and new, so the proposed development would not be out of character. Some members felt that the proposals to widen the road would be beneficial for the area. Members

noted that if the development was approved then a condition removing the permitted development rights should be in place.

In response to a question, the Principal Planning Officer advised that the existing hedgerow and wall could be removed without permission. The application was not intending to totally remove the hedge and wall, the proposals were to rebuild these further back.

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

RESOLVED – that with respect to planning application TWC/2016/0769 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 and an additional condition removing permitted development rights.

The meeting ended at 7.42 pm

Chairman:

Date: