

PLANNING COMMITTEE

A

Minutes of a meeting of the Planning Committee held on Wednesday, 22 November 2017 at 6.00pm in the Telford Whitehouse Hotel, Watling Street, Wellington, Telford, TF1 2NJ

Present: Councillors H Rhodes (Chair), N A Dugmore, I T W Fletcher, N C Lowery, J Loveridge, R Mehta, L A Murray, P J Scott, C F Smith (as substitute for C R Turley).

PC-044 Apologies for Absence

Councillor C R Turley.

PC-045 Declarations of Interest

None

PC-046 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 1 November 2017 be confirmed and signed by the Chairman.

PC-047 Deferred/Withdrawn Applications

None

PC-048 Site Visits

None.

PC-049 Planning Application for Determination

Members had received a schedule of the planning application to be determined by the Committee and fully considered the report.

- a) TWC/2017/0514 – Land junction of Alexandra Road/Haygate Road,
Wellington, Telford, Shropshire

This application was for the erection an apartment block of no.12 apartments together with 3 blocks of 4 no. dwellings with associated access roads/drives and amenity areas.

It has been deferred by Members on 1 November 2017 to allow further discussions to take place between Officers and the Applicant in order to improve the appearance of the development. The Applicant had chosen not to make any changes to the scheme, but had provided A3 coloured planning drawings which were tabled at the meeting and showed street scenes and elevations and gave significantly better detail than that of the previous meeting. Affordable housing of 25% was still to be provided on the site and there were no technical reasons to refuse the application.

Mr S Atkinson, Applicant's Agent, spoke in favour of the development and referred to planning permission which had previously been approved and had established the

principle of development. There had been no objections from Wellington Town Council and it was not contrary to policies. Since the last meeting a Design Statement and further supplementary visual plans had been provided on the scheme. Some 24 affordable much needed new homes were proposed and developed by a Registered Social Landlord. A contract had been drawn up and work would start in January if the scheme was approved by Members.

During the ensuing debate some Members felt that although the principle of development had been established that the design was too simplistic and a higher quality design would be more desirable in order to compensate for the density of the development and were disappointed that no changes had been made to the original plans, that it did not compliment the surrounding area, the apartment block was against policy and concerns were raised regarding the noise from the nearby public house. Other Members felt that it was significant that the Town Council had not objected to the development, it was a brownfield site, house buyers had a choice not to buy a property near to a public house, noise issues were associated with licensing, 25% affordable housing was being provided together with much needed one and two bedroomed apartments, it was close to the town centre and public transport links, the development would clear up the site and enhance the local area and that there was no reason to refuse this application.

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

RESOLVED – that in respect of Planning Application TWC/2017/0514 that delegated authority be granted to the Delivery Management Service Delivery Manager to grant planning permission subject to:

- 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 at a rate of 25%.****
- 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).**

The meeting ended at 6.19 pm

Chairman:

Date: