

PLANNING COMMITTEE

A

Minutes of a meeting of the Planning Committee held on Wednesday, 13 December 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, E J Greenaway (as substitute for N C Lowery), J Loveridge, R Mehta, C F Smith (as substitute for L A Murray), C R Turley.

PC-050 Apologies for Absence

Councillors N C Lowery, L A Murray and P J Scott.

PC-051 Declarations of Interest

In respect of application TWC/2017/0714, Councillor I T W Fletcher stated that he was a member of St Georges and Priorslee Parish Council but had not been involved in any discussion on the application.

PC-052 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 22 November 2017 be confirmed and signed by the Chairman.

PC-053 Deferred/Withdrawn Applications

None

PC-054 Site Visits

RESOLVED – that a site visit takes place at 3.00pm on Wednesday 17th January 2018 – Land at Haygate Road

PC-055 Planning Application for Determination

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

- a) TWC/2017/0446 – Madeley Court Football Pitches, Court Road, Madeley, Telford, Shropshire

This was an application for a new synthetic multi-function sports pitch, with associated parking, access, floodlighting and landscaping. The new facility would replace an existing grass pitch.

The proposals had been amended following consultation and ecological concerns about bats. As a result the number of flood lights around the pitches had reduced from 8 to 6, however, they had increased in height by 3.3metres to ensure the pitch was adequately lit.

A late objection had been received from Sport England, which had no objection in principle but sought clarification of details particularly with regard to the extension for the changing rooms. The application had been submitted in liaison with Sport

England, but the consultation appears to have raised new issues, which had been unexpected. Officers had spoken with the applicant who was confident Sport England's concerns could be addressed.

Some members raised concerns regarding the removal of informal play space and the impact of the loss of the open space for the Cadets. It was noted that there was a further field available for informal use to the north of the site. Some members noted concerns regarding the use of LED lighting, including concerns regarding the impact on bats and local residents, however, it was noted that the lighting was hooded.

Members raised their concerns regarding the hours of operation of the site and considered the weekday finish of 10.15pm too late and would cause noise and disturbance to nearby residents. Members therefore wanted a 9.30pm finish, with the site vacated and floodlights switched off by 10.00pm. Members stated that it was important that Sport England were satisfied with the proposals.

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

RESOLVED – that in respect of Planning Application TWC/2017/0446 that delegated authority be granted to the Delivery Management Service Delivery Manager to grant planning permission subject to:

- a) **Sport England withdrawing their objection:**
- b) **conditions requiring that the hours of use of the approved football pitches be limited to 9.00 until 21:30 Monday to Friday with the flood lights switched off by 22:00 and 9:00 until 20:15 hours Sat & Sun with the floodlights switched off by 20:15.**
- c) **the conditions (subject to b above) and informatives set out in the update report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).**

- b) TWC/2017/0714 – Land junction of, Holyhead Road / Snedshill Way, Snedshill, Telford, Shropshire

This was a full application for the erection of 39 dwellings with associated access, landscaping and infrastructure provided by NuPlace. The application was also subject to a Section 106 agreement. The site was allocated for housing in the Central Area Telford Action Plan and in the emerging Telford & Wrekin Local Plan. The site was next to a Grade II Listed Church, therefore, officers had insisted upon and sought high quality design for the proposed dwellings. Generous separation distances had been provided to the existing properties on Church Road.

Some members raised their concerns regarding access to public transport from the site and it was noted that there was no footpath or crossing point to the nearest bus stop. Members stated that it was necessary for an appropriate pedestrian crossing to be provided and recommended a condition was imposed to ensure an appropriate crossing was provided.

Members noted their disappointment that only 15% affordable housing had been provided and recommended that further developments from NuPlace should offer 25% affordable housing in line with the Council's planning policy.

Some Members supported the provision of SUDs, however, some concerns were expressed around the maintenance of these, as well as the maintenance of the proposed open spaces. In response, the Planning Officer confirmed these would be managed by a private agreement, which was common with similar schemes.

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

RESOLVED – that in respect of Planning Application TWC/2017/0714 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) Primary Education contribution of £70,000 towards improvements to St Georges Primary School
 - ii) Contribution of £20,000 towards upgrades or enhancements to existing recreational play facilities at Freeston Avenue
 - iii) A highway contribution of £32,895.58 towards to Telford Growth Point Package at Priorslee Roundabout
 - iv) Affordable Housing to be provided in the form of 6 units (15%) to be provided for affordable rent at 80% market value rate

- 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)

- c) Further planning conditions or obligations to secure the provision of an appropriate pedestrian crossing on Holyhead Road (with authority to finalise these further conditions or obligations to be delegated to the Development Management Service Delivery Manager).

- c) TWC/2017/0891 – 9 Pitchford Drive, Priorslee, Telford, Shropshire, TF2 9SG

This was a full application for the erection of a first floor side extension, a single storey side and rear extension and a single storey front extension. The application had been called in by Councillor Veronica Fletcher and 14 letters of objection had been received.

Councillor V Fletcher, Ward Councillor, spoke against the application and stated that the proposal was not in keeping with the area, was overdevelopment and raised concern that there was inadequate parking on site. Concerns were raised in respect of impact on neighbouring properties and considered the proposals were contrary to policy.

Mr A Lane, Applicant's Agent, spoke in support of the application and stated that the house will become a family home for the applicant and stated that the majority of the ground floor extension could be built as permitted development. The plot was large and the proposals would occupy only 28% of the plot. The plot could accommodate up to six vehicles, which was more than required.

Some members considered that the proposals were not in keeping with the local area and were overdevelopment, however, other members felt that that the proposals were appropriate.

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

RESOLVED – that in respect of Planning Application TWC/2017/0891 that delegated authority be granted to the Delivery Management Service Delivery Manager to grant planning permission subject to the conditions and informatives set out in the report.

PC-056 Planning And Enforcement Appeals Decisions

Members noted the recent appeal decisions.

The meeting ended at 6.58 pm

Chairman:

Date: