

## 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, P J Scott, M J Smith (as substitute for L A Murray) and C R Turley.

#### **PC-057      Apologies for Absence**

Councillor L A Murray.

#### **PC-058      Declarations of Interest**

None

#### **PC-059      Minutes**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 13 December 2017 be confirmed and signed by the Chairman.

#### **PC-060      Deferred/Withdrawn Applications**

None

#### **PC-061      Site Visits**

**RESOLVED** – that a site visit takes place at 3.00pm on Wednesday 7<sup>th</sup> February 2018 at Haygate Road, Wellington.

#### **PC-062      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/2017/0706 - Site of The Swan Hotel, Watling Street, Wellington, Telford, Shropshire

This application was for the demolition of the existing public house and outline application for a residential development with highway improvements and garage/drive to bungalow with all other matters reserved.

Cllr J Alvey spoke against the application on behalf of Wellington Town Council who raised concerns regarding highways, the lack of safe pedestrian crossing areas and pedestrian safety and the effect on the gateway into Wellington. Cllr Alvey expressed the Town Council's wish that if the application should be passed that the development complemented the nearby listed building, the Cock Hotel.

Mr C Witton, Applicant, spoke in favour of the application and explained to Members the efforts that had been made to market the public house over the last 10 years but that although offers had come forward these had all failed. The business was no

longer viable and there had been a considerable drop in the business' valuation and the business was struggling to compete with supermarket offers for cheap alcohol.

The Planning Officer referred Members to the indicative site plan which was for five one bedroom apartments and 16 two bedroom apartments which would include 25% affordable housing 80% of which would be for social rent and 20% shared ownership. Members were asked to consider the principle of development and access only as the scale, appearance and landscaping would be considered at a later stage. The development made provision for a stacker lane at the traffic light junction for 3-4 cars to ease pressure on the road and to enable a greater opportunity for vehicular access.

During the ensuing debate some Members felt that although it would be sad to lose the public house it was understood that the business was no longer viable. The development was in a high profile area located on the gateway to Wellington and the development needed to be of high quality design. On balance, some Members felt that although a retail development would not be suitable a residential development would be satisfactory. Some concerns were raised regarding highways and pedestrian safety and the positioning of the apartments which needed to be moved away from the road, the density and design which needed to be in keeping with the surrounding area.

Some Members raised whether it could be conditioned that this application be brought back to the Committee for approval. The Planning Officers explained that applications had to be called in by the Ward Member or the Parish/Town Council. Members expressed a wish that if this outline application was approved that it be brought back before Members at the reserved matters stage for consideration.

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

**RESOLVED** – that in respect of Planning Application TWC/2017/0706 that delegated authority be granted to the Delivery Management Service Delivery Manager to grant outline 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) **Children's Play Space**  
£600 per two or more bed units towards off-site existing children's play and recreation at Millfields, Wellington.
  - (ii) **Affordable Housing**  
25% of units proposed at Reserved Matters, at least 80% of which should be for social rent with the remaining 20% for shared ownership.
  - (iii) **Education**  
£26,107 contribution towards Primary School education at Wrekin View.

**With indexation calculated from date of the planning committee resolution**

- 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).**

b) TWC/2017/0749 – Land junction of Forge Roundabout, Rampart Way, Telford Town Centre, Telford, Shropshire

This application was for the erection of two drive-thru cafe/restaurants (Use Class A3/A5) and one drive-thru cafe (Use Class A3) with associated access, parking and landscaping on land at the junction of Forge Roundabout, Rampart Way, Telford Town Centre. S106 Agreement had been requested to secure £77,093.63 towards highways contributions and £5,000 for Travel Plan Monitoring. An update report had been tabled at the meeting.

Mr C Stacey, Applicant, spoke in favour of the development which was a bespoke and unique development for a Burger King, KFC and Costas Coffee on the gateway to Telford. A minimum of 75 new jobs would be created, with further employment opportunity from the construction. The development was ideally located with the principle of development fully accepted. A Section 106 agreement had been agreed and proactive talks regarding the gabion retaining wall were ongoing.

The Planning Officer informed Members that on the 11 January 2018 the Telford & Wrekin Local Plan had been adopted and full weight could now be given to the plan. The site lay within an employment area and complied with policies. Access to the site would be on Rampart Way via a left turn and a left turn only on exit towards the Hollinswood Interchange. Outstanding issues regarding the gabion wall and crash barriers could be resolved through conditions and it was asked that delegated authority be given to the Development Management Service Delivery Manager to draw up the conditions.

During the ensuing debate some Members welcomed the use of the land and the creation of 75 new jobs and felt the development was a good news story. Other Members raised concerns that as this was a highly visible gateway site, the development needed to be of high quality design with improved pedestrian access. Further concerns were raised that the application was against policy CTAAP CT6A, B1 and UD2 and the lack of evidence of sequential and impact on the town centre, highways, deliveries during trading hours and if this was a suitable location for the development or if alternative sites could be considered.

The Planning Officer clarified to Members that Policies such as the Core Strategy and CTAAP no longer existed since the approval of the Local Plan and that the Applicant had considered alternative sites which were unsuitable, although there was no longer a policy requirement to do so.

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

**RESOLVED - that in respect of Planning Application TWC/2017/0749 that delegated authority be granted to the Delivery Management Service Delivery Manager to grant planning permission subject to the following:**

- a) **the applicant satisfactorily addressing Highways England's concerns in relation to the construction and maintenance of a gabion retaining wall**

along the boundary with the M54 slip road including undertaking a Vehicle Restraint System Assessment;

b) 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) Highway contribution of £77,093.63 towards the Town Centre Connectivity Package
- ii) Travel Plan Monitoring contribution of £5,000

c) 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)

with indexation calculated from the date of the Planning Committee resolution.

c) TWC/2017/0905 – Land East of Queensway HLC, Queensway, Hortonwood, Telford, Shropshire

This was a reserved matters application for the erection of 2no industrial units comprising 15 no individual units (use classes B1(b), B1(c), B2 and B8) on Phase 4 of the Hortonwood West Development Site. It was proposed that Unit A would house 5 smaller units located to the west of the site with Unit B containing 10 smaller units. Vehicular access would be from the main access road on Hortonwood West. Occupiers for the development had yet to be identified but it was envisaged that the units would be ideal as start-up businesses. Working hours were proposed as 8am to 8pm Monday to Friday, 8am to 1pm Saturday and no working on Sunday. Landscape bund and visual and noise reduction mitigation measures had been agreed at the outline application stage.

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

**RESOLVED - that in respect of Planning Application TWC/2017/0095 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.**

d) TWC/2017/0953 – Land adjacent Falcon House, New Works Lane, Little Wenlock, Telford, Shropshire

This application was for a minor amendment to planning permission TWC/2016/1143 to allow relocation and enlargement of a garage to ensure a greater turning circle. This application had been called in by Cllr J Seymour, Ward Councillor. An update report was tabled at the meeting. The application was partly retrospective and there would be a need to divert the Public Right of Way. An update report had been tabled at the meeting.

Councillor J Seymour, Ward Councillor spoke on this application and had now removed her objection following the proposed diversion of the Public Right of Way and this being installed at the correct width. She expressed concern that this application was retrospective and that the Applicant had not contacted the Council regarding the changes prior to starting the work. There were two outstanding issues

which needed to be resolved being: i) that the footpath be gated or stiled; ii) that the application be conditioned regarding timescale in order that the Wellington Walkers are Welcome had access to the footpath for their scheduled walk along this route on 16<sup>th</sup> June 2018 as part of the Telford 50 celebrations.

The Legal Advisor informed Members that the Rights of Way issue was separate from the planning process. The Applicant would have to apply for a Diversion Order. If the applicant continued to build the garage prior to the granting of the Diversion Order this would be done at their own risk. The Diversion Order could be applied for as soon as planning permission was granted but it was likely to take months for approval to be granted rather than weeks.

During the ensuing debate, some Members were of the opinion that once planning permission had been granted that the Diversion Order could be applied for and the issues could be addressed.

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

**RESOLVED - that in respect of Planning Application TWC/2017/0953 that delegated authority be granted to the Delivery Management Service Delivery Manager to grant planning permission subject to the following:**

- a) the conditions and informatives set out in the report and the update report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager)**

The meeting ended at 7.08 pm

**Chairman:** .....

**Date:** .....