

PLANNING COMMITTEE

**Minutes of a meeting of the Planning Committee held on
Wednesday, 7 February 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, R Mehta, P J Scott, L A Murray and C Smith (As substitute for C R Turley).

PC-063 Apologies for Absence

Councillor C R Turley and J Loveridge.

PC-064 Declarations of Interest

None

PC-065 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 17 January 2017 be confirmed and signed by the Chairman.

PC-066 Deferred/Withdrawn Applications

None

PC-067 Site Visits

RESOLVED – that a site visit takes place at 2.00pm on Wednesday 28th February 2018 at Land rear of Cedar Lodge, Waters Upton, Telford, followed by Greenhous Village, Osbaston, Telford.

PC-068 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/2017/0427 – Land adjacent Sigma & Staubli House, Hadley Park East, Hadley, Telford, Shropshire

This was a full application for the erection of a petrol filling station and shop, a restaurant / café with a drive thru and 6 commercial units with associated access, landscaping and parking.

Ms S Jones, Applicant's Agent, spoke in support of the application stating that the applicants had worked with the Council's Officers to produce the scheme. The site was ready for development and the developers were keen to implement the proposals. The proposals were policy compliant.

The Planning Officer advised that the site was in a strategic employment area, the petrol filling station and drive thru were considered as acceptable ancillary uses. Officers had worked with the applicant to create an acceptable scheme. Parking

provision complied with policy standards and there had been no objections from the Highways officer.

A concern had been raised in respect of the proximity of the proposed petrol filling station to a nearby children's day nursery. The applicant would need to apply for a Petroleum Storage Certificate, and for this, would have to demonstrate a 50m separation distance. The applicants had confirmed this could be achieved.

Some Members considered the proposals to be a good news story. The site was designated for development and would create jobs. Members noted the proposed buffer between the site and the neighbouring hotel.

In response to a question on layout of the site, the Planning Officer advised that the proposed site layout was the best solution available given the number of constraints which have had to be overcome.

Other Members noted their concerns in respect of design and the lack of bicycle parking. Members queried if delivery hours could be conditioned.

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

RESOLVED - that in respect of Planning Application TWC/2017/0427 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 (with authority to finalise conditions and reasons for approval to be delegated to the Delivery Management Service Delivery Manager).

b) TWC/2017/0643 – Land to the North of Haygate Road, Wellington, Telford, Shropshire

This application was a Reserved Matters Application for the erection of 289 dwellings. Access had been approved as part of the outline consent, with scale, external appearance, layout and landscaping reserved. 25% affordable housing would be provided on site. Members had attended a site visit earlier that day.

Cllr M Hosken, Adjoining Ward Councillor, spoke against the proposals and raised concerns in respect of highways, drainage, land stability, privacy and disruption of natural light to Woodlands Avenue. Further discussion was needed with the applicant to resolve the outstanding issues.

Cllr J Seymour, Ward Councillor, raised a number of concerns including the impact on the residents of Woodlands Avenue. The site was over 2 metres higher than the properties on Woodlands Avenue and there were significant concerns in respect of overlooking. It was considered that the proposed landscape buffer was inadequate and glazing to bedroom windows would not be retained by future occupiers. Concerns were raised in respect of drainage.

Cllr J Alvey, Wellington Town Council, spoke against the proposals and stated that the majority of the issues were in respect of the boundary to Woodlands Avenue. Concerns were raised in respect of maintenance of the landscape buffer, trees and impact on the existing residents.

Mr J Pattinson, Local Resident, spoke against the proposals and raised concerns regarding drainage, stability, privacy, loss of light and flooding, particularly to the eastern side of the site, adjoining Woodlands Avenue. The proposals were contrary to Policy BE1 of the Local Plan. Concerns were also expressed in respect of highways, the proposed temporary road access, hours of construction and the need for ongoing dialogue with local residents.

Mr M Perry, Applicant's Agent, spoke in support of the proposals. Extensive discussions had taken place and the proposals amended accordingly. It was acknowledged that Woodlands Avenue was a sensitive interface, a robust landscape buffer was proposed, as well as obscure glazing.

The Planning Officer confirmed that S106 contributions towards highways improvements had been secured as part of the outline permission. Wellington Cricket Club had been consulted on the proposed play area.

In respect of the properties on the boundary to Woodlands Avenue, eight bungalows had been provided and five plots rotated 90 degrees. Obscure glazing would be provided to the first floor windows to the properties backing onto Woodlands Avenue.

The Geotechnical officers had no objection and the proposed drainage system was considered to be a betterment to what was present. It was acknowledged there would be disruption through construction, however, the site would be closely monitored and enforcement action taken where necessary.

Members raised their significant concerns in respect of the impact on the residents of Woodland Avenue. Members considered that the plots closest to this boundary should be bungalows, given the gradient between the site and Woodlands Avenue. Members felt the plans as they stood conflicted with policy BE1 of the Local Plan due to the substantial adverse impact on neighbouring properties. Members also considered this frontage had some of the highest density of housing on the site. Members suggested that if bungalows could not be implemented, then a greater separation distance would be necessary.

Members considered that future residents would replace the obscured glazing, and this would not be an effective mitigation measure. Members stated that strict working hours should be imposed on the site.

The Local Flood Risk Officer stated that currently, a small area of the site drained towards Woodlands Avenue, however, the proposals were that all of the run off from hard standing on the site would drained into an attenuation pond. In response to a question, the Planning Officer confirmed that a management plan would be imposed on the drainage ponds.

Some Members raised their concerns regarding the safety of children using the play areas, due to their proximity to the cricket club. The Planning Officer noted that 2metre fencing would be provided around the car park and 3metre fencing around the ball court. Additionally, landscaping would be provided to mitigate against balls from the cricket pitch. The play areas were considered to be adequately separated to ensure safety, although some Members considered the play area needed to be moved further into the site and that there needed to be some safety measures around the drainage swales.

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

RESOLVED – that in respect of Planning Application TWC/2017/0643 that the application be deferred to allow time for the applicant to address members' concerns regarding (i) the design and layout of the proposed development along the boundary of the site adjacent to Woodlands Avenue e.g. by replacing the relevant 2 storey dwellings with bungalows and/or increasing the separation distances to resolve the overlooking impact, (ii) the safety of play and drainage areas.

c) TWC/2017/0876 – Rashleigh, 28 Bayley Hills, Edgmond, Newport, Shropshire, TF10 8JG

This was a full application for the erection of a two storey front, side and rear extension. A number of external alterations were proposed in a contemporary design, which could have been undertaken under permitted development without the extension.

Cllr S Bentley, Ward Councillor, spoke against the proposed. Local residents were not opposed to development, however, the proposals were completely out of character with the local area. The proposals were not compliant with policies BE1 and BE2 of the Local Plan, as well as the NPPF.

Cllr R Higginson, Edgmond Parish Council, spoke against the application and stated that the proposals conflicted with policy BE1 and BE2 of the Local Plan. This was an inappropriate style of development for the area.

Mr Green, Local Resident, spoke against the application and stated that all of the properties on Bayley Hills were of similar style and design. Concerns were expressed in respect of the first floor balcony due to overlooking. The proposals were not in keeping with the local area.

Members considered that the proposals were out of character with the local area, particularly in respect of the timber cladding and balcony. Members considered that the development would conflict with policy BE2 of the Local Plan, as the extension was disproportionate and did not respect the character of the area.

Members raised their concern regarding the impact of the balcony on neighbouring properties.

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

RESOLVED - that in respect of planning application TWC/2017/0876 be refused on the following grounds:

It is considered that the proposals are disproportionate in size and out of context with the surrounding area. The designs do not respond to the character of the area and would have an adverse impact on neighbouring properties due to overlooking. The application does not comply with policy BE2 of the Local Plan.

The meeting ended at 7.53 pm

Chairman:

Date: