

## PLANNING COMMITTEE

# A

### Minutes of a meeting of the Planning Committee held on Wednesday, 21 March at 6.00pm in the Charlton School, Apley Avenue, Wellington Telford

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

#### **PC-075**      Apologies for Absence

Councillor N A Dugmore and J Loveridge

#### **PC-076**      Declarations of Interest

Councillor C Turley declared an interest in TWC/2018/0013 as he was a Member of Hollinswood and Randlay Parish Council but had taken no part in any discussions on this matter.

#### **PC-077**      Minutes

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 23 February 2017 be confirmed and signed by the Chairman.

#### **PC-078**      Deferred/Withdrawn Applications

None

#### **PC-079**      Site Visits

None.

#### **PC-080**      Planning Application for Determination

- a) TWC/2017/0941 – Land West of, Castle Farm Way, Priorslee, Telford, Shropshire

This was a full application for the erection of 395 dwellings and associated infrastructure, with 25% of the dwellings being affordable. Two new vehicular access points would be created, one of which would be a signalised junction. Outline Permission for 600 dwellings had been granted in 2014, therefore the principal of development on this site had been established.

Councillor V Fletcher, Ward Councillor, raised concerns in respect of flooding, highways impact, speed of Castle Farm Way and the lack of local primary school places.

Mr D Shaw, Applicant, spoke in support of the development and stated that Redrow had worked with officers to produce the current scheme. The scheme would be an attractive environment and in accordance with the Local Plan.

Members welcomed the provision of 25% affordable properties and noted that the principal of development on the site had been established. Members welcomed the inclusion of bungalows on site.

Members noted their concerns regarding traffic management, particularly the existing 60mph speed limit on Castle Farm Way. The Group Manager – Development Team advised that criteria needed to apply to reduce the speed limit on roads and this was difficult to do ahead of the commencement of a development. The speed limit would be kept under close review. It was noted that Highways England had not objected to the proposals. In response to a question, it was confirmed that the estate roads would be built to an adoptable standard.

Members acknowledged the inclusion of a footpath to Holy Trinity Academy and felt this would enable the school to open the gate if required or requested in the future.

Concerns were raised regarding local primary education. Concerns were raised regarding what would happen if the proposed new primary school was not built, as the existing schools could not be expanded. It was confirmed that the Education officers had built flexibility into the Section 106 agreement.

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

**RESOLVED** – That in respect of Planning Application TWC/2017/0941 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:

- a) The applicant / landowner and other interested parties entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) with indexing applicable from the date of the committee resolution to grant Outline consent for the following:
  - i) The provision of 25% affordable housing (80% social rented and 20% shared ownership)
  - ii) Financial contributions toward
    - £339,527.93 for Highway Infrastructure Improvements at Limekiln Roundabout and Priorslee Roundabout,
    - £120,000 bus subsidy,
    - £10,000 bus stop enhancement
    - £10,000 travel plan,
    - £1,233,548 Primary Education – the school that will be built as part of the Priorslee Urban Extension, but with flexibility in case the school not built by then
    - £429,772 Secondary Education – Holy Trinity School or if not possible the contribution would be directed to the Telford Priory School,
    - £170,000 for improvements to the existing Teece Drive NEAP

All indexation to be calculated from the date of the committee resolution to grant planning permission.

**The conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) contained within the report.**

b) TWC/2018/0013 – Plot 5A and 5C, Telford 54 Business Park, Nedge Hill, Telford, Shropshire

This was a full application for the erection of two industrial buildings on an allocated employment site.

Members supported the proposals, which was felt to be a good news story. It was confirmed that sufficient cycle parking would be provided and that a contribution towards highways improvements would be included.

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

**RESOLVED – That in respect of Planning Application TWC/2018/0013 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:**

- a) **The applicant/landowner entering into a Memorandum of Understanding agreeing to the provision of:**
  - i) **A financial contribution of £39,178.73 towards improvements to the local highway network in the vicinity of the application site, and with indexation calculated from the date of this committee.**
  
- b) **The conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) contained within the update report.**

The meeting ended at 6.46 pm

**Chairman:** .....

**Date:** .....