

## PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on  
Wednesday, 19 July 2017 at 6.00pm in the Telford Whitehouse Hotel, Watling  
Street, Wellington, Telford, TF1 2NJ

# A

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

**PC-007**      **Apologies for Absence**

None.

**PC-008**      **Declarations of Interest**

In respect of planning application TWC/2017/0194 Councillor J Loveridge advised that she had the same name as the applicant, but was not related to them.

In respect of planning application TWC/2017/0194 Councillor N A Dugmore advised that he was a member of Donnington and Muxton Parish Council, but had not been involved in any discussions on this application.

**PC-009**      **Minutes**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 28<sup>th</sup> June 2017 be confirmed and signed by the Chairman.

**PC-010**      **Deferred/Withdrawn Applications**

The Chairman informed the Committee that, with regard to planning application W2002/0630 and W2004/0237, the applications be deferred.

**RESOLVED** – that determination of planning application W2002/0630 and W2004/0237 be deferred until the next meeting of the Planning Committee.

**PC-011**      **Site Visits**

None.

**PC-012**      **Planning Applications for Determination**

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

a) TWC/2017/0194 – Land rear of 41, 43, 45, 47 Wellington Road, Muxton, Telford, Shropshire

This was a reserved matters application for a development of 19 park homes on the established Breton Park Homes site. Outline permission TWC/2014/0008 had been granted in 2014, which established the principle of development and access.

The proposed development was adjacent to the existing park homes site. The scale and the appearance of the individual homes would vary, however, the layout and appearance would be controlled under the licensing regime. 1 parking space would be provided per unit, and each unit would have a small private garden.

Cllr Lisa Dugmore, Donnington and Muxton Parish Council, spoke against the applications and stated that the reasons for refusal on other developments on Wellington Road still stood. The road was dangerous, cars often speed along the road and there were no traffic calming measures. The pressures on the road were enormous.

Mr J Powell, Applicant's Agent, spoke in support of the application and stated that the highways engineer had agreed the site and the access. The appearance of the homes would be controlled by the site licence.

Members accepted that the principle had already been established and considered that there were large visibility splays onto Wellington Road from the site. The Group Manager – Development Team advised, in response to a question about traffic calming, that there were no internal funding sources available for work on Wellington Road, however, external funding had been discussed with the Parish Council.

In response to a question, the Group Manager – Development Team advised that a Public Right of Way ran down the east side of the existing development. The Right of Way did not affect the development, as the Right of Way stopped at the field boundary.

Some Members considered that the layout was not ideal and, in particular, number 41 Wellington Road was close to one of the proposed park homes. Some Members expressed disappointment that a more detailed landscape plan had not been submitted. The Planning Officer advised that siting of the homes would be controlled by the site licence and the indicated building at 41 Wellington Road was more than likely an outbuilding but in any event the separation proposed between the old and new developments was acceptable. Landscaping of the site was fairly restricted as most of the site would be plots or access roads. Landscaping would be conditioned.

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

**RESOLVED** – that with respect to planning application TWC/2017/0194 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the conditions and informatives in the report.

b) TWC/2017/0204 – Land adjacent Belvedere Court, Hinkshay Road, Dawley, Telford, Shropshire

This application had been deferred at the planning committee on 28<sup>th</sup> June 2017 for further information to be presented on contamination of the land. The outline planning consent TWC/2013/0592 had imposed conditions on contamination and remediation works. These conditions had been discharged. The Environmental Health Officer was satisfied that the contamination had been identified and the methodology for managing this was in place.

Mrs C Jones, Local Resident, spoke against the application and stated that the land was contaminated and the development may be illegal in light of the Environmental Protection Act. Mrs Jones stated that the screening criteria used were out of date and raised concerns regarding seepage into the aquifer. Concerns were raised regarding piling worsening contamination.

Mr P Costiff, Applicant, spoke in support of the application and stated that the developers had carried out their own investigations and the site would be remediated before any piling works took place. Safety and public health were paramount and taken very seriously. The site was brownfield, but would be cleaned up and developed into an attractive residential area.

Some Members had concerns that 600mm of soil cover was not a large amount and queried if the top soil would be imported. Concerns were also raised regarding asbestos being screened visually. The Environmental Health Officer confirmed the conditions at the outline stage were standard conditions on contaminated land and 600mm of covering soil was in line with British Standards and industry best practice. Large amounts of asbestos would be screened visually, however, smaller amounts would be chemically tested on a periodic basis. The Development Manager advised that other brownfield sites in the Borough, with similar levels of contamination, had 600mm of covering soil. Some Members stated that they were now reassured by the additional information provided regarding the remediation works, that there were adequate safeguards in place and that the site would continue to be monitored.

Some Members raised concerns around parking, which had been reduced. The Planning Officer advised that the 337 parking spaces would be provided, which included 41 garages. The site was in between suburban and central areas and the officers were satisfied with the parking provision.

A letter submitted to the Committee Members by a local resident pointed out that some work had begun at the site, however, following an Enforcement Officer's visit, the developers were advised not to continue. Members expressed their disappointment that work had taken place but were advised that conditions would be monitored.

Concerns were raised regarding stability of the site and the cost involved in remediating this. Some Members acknowledged that some development should take place on the site, but the proposal was over development. Some concerns were raised regarding the design and appearance of the buildings, which were felt to be out of character with the surrounding area. There was also some concerns about loss of amenity to some existing dwellings especially with differences in ground levels. The Planning Officer advised that with separation distances of approximately 20m this would overcome such concerns. In response to a question, the Group Manager – Development Team advised that there would be no public expense in regards to highways improvements, and the Council would have authority to approve any highway designs.

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

**RESOLVED** – that with respect to planning application TWC/2017/0204 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the conditions and informatives in the update report.

The meeting ended at 6.54 pm

**Chairman:** .....

**Date:** .....