

## PLANNING COMMITTEE

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### Minutes of a meeting of the Planning Committee held on Wednesday, 9 August 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, L A Murray, P J Scott, and C R Turley.

**Also Present:** Councillor T J Nelson (for application TWC/2017/0347)

#### **PC-013      Apologies for Absence**

Councillor R Mehta

#### **PC-014      Declarations of Interest**

In respect of planning applications TWC/2015/0057 and TWC/2017/0233 Councillor P Scott advised he was a member of Newport Town Council but had not been involved in any discussions on these applications. Councillor Scott advised he had commented on application TWC/2015/0057 but in defence of a local voluntary group and not on the application itself.

#### **PC-015      Minutes**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 19<sup>th</sup> July 2017 be confirmed and signed by the Chairman.

#### **PC-016      Deferred/Withdrawn Applications**

The Chairman informed the Committee that, with regard to planning application TWC/2015/0057, the application was to be deferred.

**RESOLVED** – that determination of planning application TWC/2015/0057 be deferred to address issues raised in a recent representation regarding this application.

#### **PC-017      Site Visits**

**RESOLVED** – that a site visit takes place at 3.00pm on Wednesday, 30<sup>th</sup> August 2017 - Land North of 61 Plantation Road, Tibberton, Newport, Shropshire in respect of planning application TWC/2016/0446 followed by Site of Plough Farm Nursery, Plough Lane, Newport, Shropshire in respect of planning application TWC/2017/0233.

#### **PC-018      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/2011/0541 – Land off, Peregrine Way, Leegomery, Telford, Shropshire

This was an application to seek member's agreement to a variation of an existing Section 106 Agreement, to allow residents to purchase up to 100% of the property, rather than up to 75%, provided that these properties remained affordable in the long term.

Some Members expressed their concerns regarding the legality of the proposed controls over the resale of properties which had been sold. Further, concerns were raised regarding the impact of the proposals on the sellers as they would be limited to who they could sell their property to.

The Legal Advisor confirmed that the proposals could be set out in a suitably drafted Section 106 agreement and the terms proposed were to ensure that the properties remained affordable for as long as possible.

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

**RESOLVED** – that with respect to planning application TWC/2011/0541 that the section 106 Agreement be varied so that the definition of shared ownership be varied to allow for up to 100% ownership, subject to the insertion of the additional clauses outlined in the report.

b) TWC/2016/0446 – Land north of 61 Plantation Road, Tibberton, Newport, Shropshire

This was an outline application for the erection of up to 22 dwellings, of which 40% (9 units) would be affordable. All matters, apart from access, would be reserved for later consideration.

The application had been significantly amended since it was submitted; the number of dwellings had reduced from 39 to 22 and proposed allotments and additional parking for the neighbouring primary school had been removed and replaced with a community woodland.

Cllr J Berry, Tibberton and Cherrington Parish Council, commended Officers for securing a well-designed scheme however spoke against the application and raised concerns regarding access off Plantation Road, which was a single track, country lane. Concerns were also raised regarding overdevelopment and ecology.

Cllr S Bentley, Borough Councillor, raised concerns regarding access from Plantation Road and asked for a deferment so that an alternative access point onto Old Smithy lane be considered. Old Smithy lane was wider than Plantation Road and would allow two cars to pass.

Mr N Eyles, Local Resident, spoke against the application and requested that the alternative access off Old Smithy lane be considered. Old Smithy lane was considerably wider than Plantation Road, which was the last remaining rural, leafy lane in the village. Concerns were raised regarding the impact of additional traffic on the soft verges on Plantation Road.

Mr N Thorns, Applicant's Agent, spoke in support of the application and stated that the site was central within the village. The proposals were to provide passing places

on Plantation Road, to maintain the rural nature of the road. The alternative access proposals could not be used, as the access was not wide enough. Professional consultees had raised no concerns with the proposals.

The Group Manager – Development Team stated that an adjacent development site was to provide a pedestrian footpath along Plantation Road. Passing Places had been included as a condition of this application, as well as a contribution towards the traffic management scheme in Tibberton. The Highways Team had not been asked to comment on the alternative access proposals off Old Smithy Lane. The Group Manager – Development Team confirmed that there were no concerns from Highways regarding the access off Plantation Road.

Members considered that further discussion was needed to look into the alternative access arrangements.

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

**RESOLVED** – that with respect to planning application TWC/2016/0446 that this item be deferred for a site visit to consider alternative access arrangements of Old Smithy Road.

c) TWC/2017/0316 – Site of Peter Morris Cars, Wellington, Telford, Shropshire

This was an outline application seeking the approval of the demolition of a car garage and the erection of up to 14 residential units with access off Walker Street. The proposal was before members as a contribution of £600 per dwelling had been requested towards off-site children's play and recreation areas.

Although significant weight could be attached to policy HO5 of the emerging local plan, which would lower the trigger for providing affordable housing to 11 dwellings, the Principal Planning Officer confirmed that this was not yet the development plan and that, on balance, it was recommended that the application be determined in accordance with the adopted policy, where the trigger was 15 dwellings and therefore, no affordable housing was sought.

Members considered that the site was previously developed land. Some Members raised their concerns regarding the indicative design of the buildings, which were considered to be alien to the surroundings and not suitable for the context of the site, near to the Wellington Conservation Area. Other Members considered that there were similar schemes within the local area.

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

**RESOLVED** – that with respect to planning application TWC/2017/0316 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:

- 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:**
  - **£600 per dwelling toward off-site existing children's play and recreation at Union Road and Bowing Park, Wellington**

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

d) TWC/2017/0321 – Land corner of Halesfield 18 & 20, Off Halesfield 20, Halesfield, Telford, Shropshire

This was an outline application for the erection of 26 commercial units on Halesfield Industrial Estate. Officers were seeking a £69,510.65 contribution towards the Telford Growth Package to mitigate the impact of the increased vehicular trips for a typical weekday afternoon peak hour.

The indicative plan proposed 111 parking spaces, 20 more than would be required as well as cycle storage and soft landscaping. The proposals would bring in around 200 full time and 60 part time jobs.

Some Members raised their concern regarding the number of trees which would be felled, although appreciated that mitigation measures would be in place. Members considered the application as a good news story and Members supported the economic benefits the proposals would bring.

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

**RESOLVED – that with respect to planning application TWC/2017/0321 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:**

**a) The Applicant entering into a Section 106 Agreement with the Council relating to:**

- **Highways: Contribution of £69,510.65 towards the Telford Growth Package**

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

e) TWC/2017/0347 – Priorslee East, Off Gatcombe Way / York Road / Hereford Drive / Lambeth Drive, Priorslee, Telford, Shropshire

This was a reserved matters application for the erection of 220 dwellings. Outline consent had been granted in July 2009 and again in 2014. 25% affordable housing was agreed at the outline stage and officers were requesting contributions towards education, recreation and public open space.

Councillor T Nelson, speaking on behalf of Councillor V Fletcher, Ward Councillor, spoke against the application and stated that there were errors within the officer's report. The local shop had closed three years before, the local school was full with no space to expand and the medical practice was a part time, satellite surgery. Concerns were raised regarding access off existing estate roads, lack of leisure facilities and

public transport. The proposals were a higher density than surrounding areas and constituted overdevelopment.

Some Members raised their concerns regarding access off estate roads, which were narrow. Concerns were expressed regarding the design of the proposed dwellings with small gardens and low separation distances. Concerns were raised regarding the proposed sustainable drainage, as no details had been included.

The Principal Planning Officer advised that the density of the site was higher than surrounding areas due to the inclusion of smaller units. Only the visual design of the drainage was conceptual, the engineering had been approved by the Council's drainage officers.

Members raised concerns regarding the wetland play park and noted these were often fenced off on other developments. Concerns were raised about retention of safety features, such as life rings, and waste and vermin collecting on the proposed drainage ponds. Members were pleased to see the inclusion of bungalows and 25% affordable housing.

Other Members considered that the principle of development had previously been established.

A Site visit was proposed and seconded but, on being put to the vote, this was not agreed. The recommendation printed in the agenda papers was then proposed and seconded and, on being put to the vote, it was by a majority:-

**RESOLVED – that with respect to planning application TWC/2017/0347 that delegated authority be granted to the Development Management Service Delivery Manager to grant reserved matters consent subject to the conditions and informatives in the report.**

The meeting ended at 7.20 pm

**Chairman:** .....

**Date:** .....