

PLANNING COMMITTEE

A

Minutes of a meeting of the Planning Committee held on
Wednesday, 20 September 2017 at 6.00pm in the Telford Whitehouse Hotel,
Watling Street, Wellington, Telford, TF1 2NJ

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

Also Present: Councillor A D McClements (for application TWC/2016/1190)

PC-025 Apologies for Absence

Councillor N A Dugmore & I T W Fletcher.

PC-026 Declarations of Interest

Cllr P J Scott declared an interest in planning application TWC/2017/0434 and indicated that he would withdraw from the meeting during determination thereof.

Cllr H Rhodes declared an interest in planning application TWC/2017/0434 because she had previously objected to the scheme and indicated that she would withdraw from the meeting during determination thereof.

PC-027 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 30 August 2017 be confirmed and signed by the Chairman.

PC-028 Deferred/Withdrawn Applications

None.

PC-029 Site Visits

RESOLVED – that a site visit takes place at 3.00pm on Wednesday, 11 October 2017 - Land North of Roden Lane Farm, Roden Lane, Roden, Telford, Shropshire in respect of planning application TWC/2016/1182 followed by Site of 68 Wellington Road, Muxton, Telford, Shropshire in respect of planning application TWC/2017/0232.

PC-030 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/2016/1190 – Land between Arleston Lane & Dawley Road, Arleston, Telford, Shropshire

This was a full application for the erection of an Extra Care facility comprising of 50no. self-contained flats and the erection of 92no. residential dwellings. The site had considerable planning history, and planning permission had been granted in May 2016 for a similar scheme.

Councillor A D McClements, Ward Council, spoke against the scheme and stated that it was still her view that the scheme was in the wrong location. Concerns were raised regarding traffic on Dawley Road. Councillor McClements noted residents' requests for the trigger of 20 dwellings for the erection of the Extra Care facility and suggested that a contribution could be made towards the play area at Arleston Community Centre and queried whether the school contribution could be allocated to Shortwood Primary School. Councillor McClements requested that the application be refused.

Mr G Devey, Local Resident, also spoke against the scheme but acknowledged that the principle of development had been established. However, he stated this was still an unsustainable location for an extra care facility, due to the gradient of the site. He raised concerns in respect of highways and impact on neighbouring listed buildings and that the extra care facility may not be delivered and that the design was questionable and did not enhance the local area.

Ms C Benson, Applicant's Agent, spoke in support of the scheme and stated that Redrow Homes were committed to developing this scheme. The applicants had worked with officers to respond to concerns of stakeholders and local residents. No objections had been received from statutory consultees.

The Planning Officer advised that the site was private land and the scheme would open up the site, with areas of public open space. There had been no technical objections to the scheme and highways had been agreed at outline stage.

Members acknowledged that the principle of development had been established. Some Members echoed the concerns of the ward member regarding the local play area and asked that this issue be investigated further, subject to compliance with the CIL regulations that meant that a specific location had to be named in the section 106 agreement.

Other Members considered that the previously approved scheme offered a more bespoke design response to the site. Members noted that it was disappointing that the protected trees on the site were not retained.

In response to a question, the Planning Officer confirmed that 'Extra Care' had a specific definition and a developer would be required to build to this. Similar schemes had been built in the Borough and the Housing Officer had been satisfied by the proposals.

Members considered that Extra Care facilities were needed in the Borough and that similar schemes had worked well in other locations.

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

RESOLVED – That in respect of Planning Application TWC/2016/1190 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:
 - i) Education - £248,663 towards primary education facilities comprising the expansion of Wrekin View, North Road
 - ii) Affordability provision – provision of 50No. self-contained flat Extra Care facility 100% affordable (notably triggers have been agreed as per the outline scheme TWC/2012/0240 acknowledging concern in local representations)but to amend the trigger so that no more than 20 dwellings are occupied before the Extra Care facility is built
 - iii) Open space – provision of open space (including the area of 10 allotments) and play facilities on site and off site play area contribution of £25,000 towards play area works at John Broad Avenue with a maintenance contribution of £15000. N.B. Officers were asked by Members to explore whether the play area contribution could be spent on the play area at Arleston Community Centre play area and authority was delegated to the Development Management Service Delivery Manager to investigate and amend the section 106 requirement if appropriate.
 - iv) Highways - £10,000 towards improvements works to three bus stops along Kingsland, £5,000 provision of support and monitoring of the required Travel Plan, £7,000 towards re-location of the 40mph speed limit along Dawley Road covering the costs associated to the necessary amendments of associated signing and lining and amendments to the Traffic Regulation Order

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

In accordance with their previous declarations of interest Councillor H Rhodes and Councillor Peter Scott left the meeting prior to the discussion and determination of this item. Councillor C R Turley took the Chair for this item.

- b) TWC/2017/0434 – Site of Clifton Cottage, Hillside Road, Ketley Bank, Telford, Shropshire

This was a reserved matters application for the erection of one dormer bungalow. The application was to determine details of landscaping and appearance only, as all other matters had been approved at the outline stage.

The local area was characterised by a mix of styles and designs of dwellings and officers were satisfied that the design of the proposed dwelling was in keeping with

the area. There were adequate separation distances to neighbouring dwellings and the applicant had proposed to rebuild the perimeter wall using red brick and railings

Ms A Hinks, Clerk, speaking on behalf of Oakengates Town Council, stated that the Town Council were concerned that the existing hedge was to be removed, which would be to the detriment of local wildlife. Concerns were raised in respect of privacy, overlooking and drainage.

Ms C Jones, Applicant, spoke in support of the application. The surrounding area featured a range of dwellings, from cottages to modern homes, some brick and some with render. In respect of landscaping, a brick wall would be built, with railings and an inner hedge, which would provide safety for the applicant's young son. The applicant would ensure that the removal of the existing hedge would be timed to ensure no nesting birds were harmed.

The Planning Officer confirmed that drainage had been conditioned at the outline stage and an informative was in place regarding the timing of the removal of the existing hedge.

Members expressed their disappointment that the existing stone wall would not be rebuilt. Members considered that the stone wall was more in keeping with the area and requested that efforts be made to replace the wall with a rebuilt stone wall, rather than the proposed brick wall and railings.

It was proposed and seconded, that should the negotiations to retain the stone wall fail, that the applicant be returned to be considered at the Planning Committee but, on being put to the vote, this was not agreed.

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

RESOLVED – That in respect of Planning Application TWC/2017/0434 that delegated authority be granted to the Development Management Service Delivery Manager to negotiate rebuilding the front wall with stone instead of brick and to grant planning permission following those negotiations, but for the avoidance of doubt in the event of discussions failing then in accordance with the original submission and subject to conditions and informatives in the report but with an extra condition to retain existing hedge and tree at rear of plot.

The meeting ended at 6.59 pm

Chairman:

Date: