

## **PLANNING COMMITTEE**

### **Minutes of a meeting of the Planning Committee held on Wednesday 9<sup>th</sup> January at 6.00pm in The Telford Suite, Telford Whitehouse Hotel, Watling Street, Wellington, Telford**

**Present:** Councillors C F Smith (Chair), N A Dugmore, J Greenaway (as substitute for I Fletcher), N Lowery, L A Murray, S J Reynolds, K Sahota (as substitute for J Loveridge), W L Tomlinson (as substitute for P Scott) and C R Turley (Vice Chair).

**In Attendance:** V Hulme : Development Management Service Delivery Manager, , A. Gittins – Area Team Planning Manager, M Turner – Area Team Planning Manager, M Rowley - Principal Highways Engineer T. Goffe - Highways Engineer, I Ross – Legal Advisor, M Farley– Democratic & Scrutiny Officer, K Wilde – Business Support Officer

#### **PC-051 Apologies for Absence**

Councillors I Fletcher, J Loveridge and P Scott

#### **PC-052 Declarations of Interest**

None

#### **PC-053 Minutes**

**Resolved** – that the minutes of the meeting of the Planning Committee Meeting held on 5<sup>th</sup> December 2018 be confirmed and signed by the Chairman

#### **PC-054 Deferred/Withdrawn Applications**

None

#### **PC-055 Site Visits**

**Resolved** – that a site visit takes place at 2.00pm on Wednesday 30<sup>th</sup> January 2019 –at Land rear of Hadley Park House Hotel, Hadley Park East, Hadley, Telford, Shropshire in respect of planning application reference TWC/2018/0757

**PC- 056      Planning applications for determination**

**a) TWC/2018/0436 - Site of Greenacres & The Bungalow, Church Street, St Georges, Telford, Shropshire**

This outline application sought permission for the erection of two pairs of semi-detached dwellings with attached single garages on a parcel of land situated off Church Street in St Georges, following the demolition of the existing pair of bungalows.

Councillor V. Fletcher, Borough Ward Member spoke against this application. She raised concerns regarding the detrimental impact the development would have on the existing long single track leading to the site, referring to increased vehicle movement, road and pedestrian safety, traffic and access issues, overdevelopment, overlook and the history of the site.

J. Betts – member of the public spoke against this application on behalf of a number of the local residents. She referred to the history of planning applications for the site and stated that the only change in this application compared to the previous 3 was the offer of a £10,000 contribution towards highways infrastructure. She also referred to over development at the site; parking and over-look affecting the privacy of existing residents,

The Planning Officer explained that previous applications had been refused due to highways safety. Highway Engineers had been consulted who had suggested that minor traffic calming measures secured through financial contributions in a S106 would mitigate against the impacts of the development. No technical objections had been received. The report had taken into account street access and lighting and refuse collection. The current access served 3 properties and had a provision for up to 10 parking spaces.

The Highways Engineer explained that the previous rejection from highways was justified. The £10,000 contribution for traffic calming secured through a S106, would rectify speeding issues; and a priority give way system would be installed. Therefore, the Local Highway Authority deemed this acceptable.

During the debate, some Members raised concerns regarding the width of the access road, footpath provision, lighting concerns and safety issues for pedestrians, the potential implications of traffic calming on existing properties. Overdevelopment prejudicing highways safety due to the single track access which it was considered could not be addressed by the proposed £10,000 contribution; the potential for significant deterioration of the road by additional traffic movement, development on an un-adopted road and on street parking issues.

Conversely, other members felt that the application was viable and that despite the road being slightly difficult to navigate by vehicle, this would be easily rectified with a give way system. In support of this assertion,

observations from an independent site visit were referenced. Members considered that as the previous development on site was boarded up, a new development would enhance the area, potential new residents may not all have vehicles; there were many areas that have un-adopted roads which did not cause issues and traffic calming measures would help.

The Highways Engineer explained that the road was private and therefore was it was somewhat outside of highways jurisdiction to secure improvements to the road. It was envisioned that the applicant would have plans to bring the road up to an adoptable standard but it could not actually be adopted (to be maintained at public expense) as it was deficient in other adoptable criteria. The Highways Engineer explained that adoptable standard was an indication of the required standard of surfacing but not an intent of actual adoption.

The Service Delivery Manager advised that that the issues raised had been considered in detail and noted that Planning would support an adoptable standard surfacing condition along with a lighting condition.

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

**RESOLVED - That in respect of Planning Application TWC/2018/0436 delegated authority be granted to the Development Management Service Delivery Manager to grant Outline Planning Permission subject to:**

- a) The applicant/landowner entering into a Section 106 legal agreement with the Council (with indexation applicable to contributions from the date of committee resolution to grant OUTLINE permission), terms to be agreed by the Development Management Service Delivery Manager, relating to:
  - i) Highways - £10,000 towards the implementation of a traffic calming scheme along Church Street, St Georges, in vicinity of the existing access into the site.****
- b) The conditions and informatives contained in the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).**

**b) TWC/2018/0874 - Site of 1-15 & 62-64, Pool Meadow/Church Street, Hadley, Telford, Shropshire**

This application sought permission for the demolition of the existing apartment block and 2no. dwellings (total of 10no. dwellings) and the erection of 13no. dwellings with associated access, parking and landscaping.

J Brumwell Clerk to Hadley and Leegomery Parish Council spoke against this application on behalf of the Parish Council. He asserted that the Parish Council did not want to prevent the development of the site, however, they

had concerns regarding highway and pedestrian safety which he outlined to the Committee.

The Applicant addressed the Committee regarding the ambition to build high quality and affordable accommodation to meet the needs of local residents. He noted that grant funding from Homes England had been sought.

During the debate, some members raised concerns regarding layout, highways safety, the proposed 'tail to toe' parking and the lack of footpath.

The Highways Engineer assured members that the footway had been increased and parked vehicles would not obscure visibility for other drivers. The layout was acceptable from a highways perspective.

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

**RESOLVED - That in respect of Planning Application TWC/2018/0874 that delegated authority be granted to the Development Management Service Delivery Manager to grant Planning Permission subject to the conditions and informatives contained in the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).**

**c) TWC/2018/0435 - Site of Bowring Hall, 300 Holyhead Road, Wellington, Telford, Shropshire**

This application had been amended from an outline application to a full planning application for the erection of 9no. dwellings consisting of bungalows, detached and semi-detached houses, and the refurbishment of existing building to form 7no. apartments and associated access.

Cllr M Hosken, Borough Ward Member, shared his views on the application as he believed that the proposal would add value to area. He shared his concerns regarding the pedestrian crossing; boundary fencing; and access. He requested additional trees to enhance the remaining ones.

During the debate, some members were of the view that the site was in need of the development and would be welcomed in the area. Some concerns were expressed regarding the Tree Preservation Order currently in place, however, the updated and amended plan had addressed this. Consultation regarding the landscape of site as a result of the amended full planning application was still ongoing and there had already been a removal of trees. The planning department? needed to ensure that the local residents had a say on the landscaping.

The Planning Officer referred to the update report and explained that the application was now a full application (subject to ongoing consultation) with plot 9 having being amended from a 3 to a 2 bedroom bungalow with a smaller footprint to accommodate growth of the TPO'd Oak and with proposed landscaping now being considered. He commented on the value of the trees

to be removed but noted that there would be replacement trees provided within landscaping plans.

Upon being put to vote, it was unanimously;

**RESOLVED - That in respect of Planning Application TWC/2018/0435 delegated authority be granted to the Development Management Service Delivery Manager to grant Planning Permission subject to:**

**Can you insert a) from the Info Received Since Preparation of Report**

**a) The applicant/landowner entering into a Section 106 legal agreement with the Council (with indexation applicable to contributions from the date of committee resolution to grant full permission), terms to be agreed by the Development Management Service Delivery Manager, relating to:**

**i. £9,600 contribution towards public open space and play provision at Bowring Park, Wellington.**

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

**d) TWC/2015/0920 - Site of Apley Home Farm, Apley Castle, Apley, Telford, Shropshire**

This outline planning application sought permission for the erection of 10no. dwellings on land which formed part of the residential curtilage of Apley Home Farm. The application sought permission for the principle of development only with all other matters reserved for later approval.

During the debate, some members raised concerns about the second access to the site and traffic increase to the area; parking restrictions and the potential impact on those accessing the Severn Hospice.

Some members shared their disappointment with Cllr Karen Blundell despite calling in the application was not present to speak. However, it was explained that the councillor was unfortunately unable to attend the meeting but had had extensive conversations with officers prior to the meeting and was satisfied with the plan.

The Highways Engineer assured members that all stakeholders would be involved in the consultation on any Traffic Regulation Order.

Upon being put to vote, subject to a minor amendment to the recommendation proposed by the legal advisor regarding an erroneous reference to indexation in respect of any unspent monies., it was unanimously;

**RESOLVED - DELEGATED AUTHORITY** be granted to the Delivery Management Service Delivery Manager to **GRANT OUTLINE PLANNING PERMISSION** subject to;

a) The applicant/landowner entering into a Section 106 legal agreement with the Council (with indexation applicable to contributions from the date of committee resolution to grant **OUTLINE** permission), terms to be agreed by the Development Management Service Delivery Manager, relating to:

i) Highways - £2,000 towards the potential implementation of parking restrictions along Apley Castle. The monies shall be paid upon the commencement of development and shall be held for a period of five years from the first occupation. Any unspent monies after this period shall be returned to the applicant with any interest accrued.

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

The meeting ended at 7:20pm

**Chairman:** .....

**Date:** .....