

## PLANNING COMMITTEE

# A

### Minutes of a meeting of the Planning Committee held on Wednesday, 2 May 2018 at 6.00pm in Meeting Room G3/G4 Addenbrooke House, Ironmasters Way, Telford TF3 4NT

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

#### **PC-081      Apologies for Absence**

Councillor J Loveridge and P J Scott.

#### **PC-082      Declarations of Interest**

None.

#### **PC-083      Minutes**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 21 March 2018 be confirmed and signed by the Chairman.

#### **PC-084      Deferred/Withdrawn Applications**

The with regard to planning application TWC/2016/0589 a request had been received from the applicant asking to defer this application.

**RESOLVED-** that this application be deferred for consideration at a later Planning Committee.

#### **PC-085      Site Visits**

**RESOLVED** – that a site visit takes place at 3.00pm on Wednesday 23<sup>rd</sup> May 2018 – at 60 Forton Road, Newport, followed by a site visit at approximately 3.30pm to Parkland House, Audley Avenue, Newport.

#### **PC-086      Planning Application for Determination**

a) TWC/2017/0330 – Site of T A Jervis & Co. Ltd & land adjacent, Holywell Lane, Lightmoor, Telford, Shropshire

This application was for the demolition of existing commercial buildings/remediation of haulage yard and outline planning permission for residential development of up to 17 no. dwellings, including means of access, with all other matters reserved, at Holywell Lane, Lightmoor, Telford. The application was before Committee as it was subject to a Section 106 for financial contributions. A viability assessment had been undertaken and there was no affordable housing proposed on this site.

The Planning Officer informed Members that objections had been received on the grounds of drainage, trees and the Public Right of Way. With regard to drainage, it was requested that if Members were minded to approve the application that delegated authority be given to the Development Management Service Delivery Manager to resolve the issues around drainage prior to permission being granted. A

Tree Protection Plan had been requested. The Telford & Wrekin Local Access Forum had referred to the Public Right of Way as Bridleway, but following discussion with the Rights of Way Officer it had been confirmed that it was only of footpath status and could be diverted along the proposed pavement adjacent to the access.

During the debate some Members felt that this was a good use of a brownfield site as there was not enough land in the Borough for self-build, but raised concerns regarding the control of the design scheme of the site. Other Members were disappointed at the lack of affordable housing, but acknowledged the cost of the build. Further concerns were raised regarding the drainage, the lack of a tree survey and the distance and ease of access to the off-site play facility.

The Planning Officer informed Members that the Drainage Officers would need to be satisfied with the drainage scheme prior to any approval but, if this could not be agreed, the application would be brought back before Members if officers were still recommending approval.

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

**RESOLVED** – that in respect of Planning Application TWC/2017/0330 that delegated authority be granted to the Development Management Service Delivery Manager to grant outline planning permission subject to the following:

- a) the submission of satisfactory drainage information;
- b) the applicant/landowner and other interested parties entering into a section 106 legal agreement with the Local Planning Authority (with indexing applicable to contributions from the date of the committee resolution to grant outline consent) for :-
  - Education - £46,439 for towards the Captain Webb primary school,
  - Play provision - £10,200 towards improvements of the off-site children's play area at The Croppings, Lightmoor.

and subject to the conditions and informatives set out in the report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager).

The meeting ended at 6.11pm

**Chairman:** .....

**Date:** .....