

## **PLANNING COMMITTEE**

### **Minutes of a meeting of the Planning Committee held on Wednesday, 23 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, E J Greenaway (As substitute for N C Lowery), J Loveridge, L A Murray, C Smith (As substitute for C R Turley) and P J Scott

**PC-087      Apologies for Absence**

Councillor N C Lowery and C R Turley.

**PC-088      Declarations of Interest**

None.

**PC-089      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**PC-090      Deferred/Withdrawn Applications**

None.

**PC-091      Site Visits**

**RESOLVED** – that a site visit takes place at 2.00pm on Wednesday 23<sup>rd</sup> May 2018 – at Parkland House, Audley Avenue, Newport , followed by a site visit at to Tunnel Cottages, Aqueduct Lane, Stirchley; Doseley Works, Doseley, Telford; and Recycling House, Rock Road, Ketley.

**PC-092      Planning Application for Determination**

a) TWC/2017/0713 – Site of 60, Forton Road, Newport, Shropshire

This was an outline application seeking approval for the erection of 8 apartments with underground parking. Members had undertaken a site visit earlier that day. Illustrative plans had been submitted proposing a scheme which looked like two separate dwellings, joined by a glass walkway.

Cllr T Nelson, Newport Town Council, spoke against the proposals and raised concerns in respect of overdevelopment, highways and the scheme being contrary to the emerging Newport Neighbourhood Plan.

Mr J Strowger, Local Resident, spoke against the application and raised concerns in respect of overdevelopment, impact on neighbouring properties, design and boundary disputes.

Members raised concerns regarding overdevelopment. The scheme was felt to be out of keeping with the street scene and the density, at 60 dwellings per hectare,

would be high. Members felt there would significant impact on neighbouring properties.

Members expressed their concerns regarding highways and the impact of additional vehicles on Forton Road. Members stated that Forton Road was a very busy road and that there would be a significant impact on Forton Road from the development, as the underground parking would be unlikely to be used. Members stated there were no passing places on the driveway and raised concerns regarding the lack of visibility splays.

Members acknowledged the principle of residential development on the site had been approved, but considered that 2 or 3 detached houses would be more appropriate for the site.

Members considered the proposals were contrary to policy BE1 of the Telford & Wrekin Local Plan and policy H1 of the emerging Newport Neighbourhood Plan, due to being overdevelopment and would adversely impact on neighbouring properties.

Upon being put to the vote it was

**RESOLVED – that in respect of Planning Application TWC/2017/0713 be refused on the following grounds:**

**It is considered that the proposals are overdevelopment and will adversely impact on amenity of neighbouring properties contrary to policy BE1 of the Telford & Wrekin Local Plan and Policy H1 of the emerging Newport Neighbourhood Plan.**

b) TWC/2017/0794 – Land opposite College Farm House, Mill Lane, Wellington, Telford, Shropshire

This application was a full application for the erection of 8 dwellings adjacent to the Old Hall School, Wellington, accessed via a private road. A previous scheme had been approved for the erection of 5 dwellings on a smaller section of the site.

Mr A Sheldon, Applicant's Agent, spoke in support of the application and stated that the scheme was attractive scheme in a sustainable area.

Members noted that the site was currently unsightly and the scheme would improve the land. In response to a question, it was confirmed that the footpath was completely separate to the unadopted road.

Upon being put to the vote it was:-

**RESOLVED – that in respect of Planning Application TWC/2017/0794 that delegated authority be granted to the Development Management Service Delivery Manager to grant outline planning permission subject the conditions and informatives in the report.**

**PC-093      Tree Preservation Order**

The Committee considered the report of the Assistant Director: Governance, Procurement & Commissioning seeking confirmation of a provisional Tree Preservation Order (TPO) at 23 Wellington Road, Muxton.

A pre application advice query had been submitted on the site for the erection of 5 dwellings, which would necessitate the removal of the Monkey Puzzle Tree. The tree was a large evergreen, visible from a number of vistas and consequentially, a Tree Preservation Order was issued.

Members supported the confirmation of the Tree Preservation Order. The tree was visible from all aspects and part of the landscape. The Tree Officer confirmed that, in Chile, Monkey Puzzle Trees had been recorded to live for over one thousand years and it was considered this tree would contribute to the landscape for at least 40 years.

**RESOLVED – that the Borough of Telford & Wrekin (Trees within the grounds of 23 Wellington Road, Muxton, Telford, TF2 8NG) Tree Preservation Order 2018 be confirmed.**

The meeting ended at 6.45pm.

**Chairman:** .....

**Date:** .....