

PLANNING COMMITTEE

**Minutes of a meeting of the Planning Committee held on
Wednesday, 4 July 2018 at 6.00pm at Addenbrooke House, Ironmasters Way,
Telford TF3 4NT**

Present: Councillors C F Smith (Chair), N A Dugmore, I T W Fletcher,
N C Lowery, J Loveridge, L A Murray, S J Reynolds P J Scott and C R Turley

PC-007 Apologies for Absence

None.

PC-008 Declarations of Interest

Cllr P J Scott declared an interest in TWC/2016/1152 as he was a Member of Newport Town Council and on their Planning Committee but had taken no part in any discussions on this matter.

PC-009 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 13 June 2018 be confirmed and signed by the Chairman.

PC-010 Deferred/Withdrawn Applications

None.

PC-011 Site Visits

None.

PC-012 Planning Application for Determination

- a) TWC/2016/1152 – Site of Parkland House, The Car Auction Ltd & Land north of Audley Avenue Industrial Estate, Audley Avenue, Newport Shropshire

This was an outline application for the erection of up to 61 dwellings with all matters reserved on the site of the former car auction and Parkland House at Audley Avenue, Newport. This application had been deferred at the Planning Committee on 13 June 2018 in order to address issues raised regarding noise, visual amenity and environmental issues from the neighbouring reclamation site.

The Planning Officer gave Members a brief outline of the history of Lineal Construction and the 35 conditions contained on their permission which included noise, dust, disturbance and the maintenance of machinery. The Applicant had agreed to the retention of the hedge in order the screen the view of the adjoining buildings. There had been no changes to the officer recommendation which was for approval, subject to conditions.

Mr S McGrath, Applicant's Agent, spoke in favour of the application and referred Members to the planning consent and Waste Disposal Licence relating to Lineal Construction on the neighbouring site and felt that if the conditions were complied with there would be no issues with regard to the development. The development

was a good scheme on brownfield land in an area in need of regeneration. There was to be a minimum of 35% affordable housing, but this could increase a maximum 100% and he was hopeful that Members now support and approve the scheme.

During the ensuing debate some Members raised concerns regarding the affordable housing percentages and how this would be imposed, what the education contributions mitigated against, the enforced right turn, the contributions towards Shukers Field playing area and the current surface of the play area. Other Members whilst in support of the use of a brownfield site were concerned about the non-compliance for over 30 years of the adjacent reclamation site, but would support the application with the correct acoustic barrier. Further concerns were raised regarding the bus gate and the traffic being forced on to the A518 and the safety of the nearby school. Some Members felt that Reserved Matters needed to come back to Committee for approval rather than being dealt with under delegated powers and expressed a wish for an explanation with regard to the lack of monitoring/enforcement on the Lineal Construction site.

The Planning Officer informed Members that the plans had been amended and the orientation of the dwellings changed to minimise the impact from the adjoining site. The Service Delivery Manager advised Members that Members would have to call any Reserved Matters application into Committee as they are not automatically referred back to Committee. With regard to affordable housing the application was policy compliant at 35% but if the applicant was minded they could occupy 100% of the units as affordable. If there was any change to the S106 agreement, including affordable housing, this application would need to come back before Committee. The S106 Agreement contributions towards Burton Borough School and Newport Junior School were for changing room facilities to increase the capacity of the schools.

The Service Delivery Manager for Development Management explained to Members that no complaints had been received regarding the compliance of Lineal Construction with the planning consent and that there were insufficient resources to monitor every site. If a complaint had been received that this would have been acted upon.

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

RESOLVED – that in respect of Planning Application TWC/2016/1152 that delegated authority be granted the Delivery Management Service Delivery Manager to grant outline planning permission subject to:

- a) the submission of satisfactory drainage information,
- b) the applicant/landowners entering into a Section 106 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) **Children's Play Space**
£33,000 to increase capacity of existing children's play area at Shukers Field, Newport.
 - (ii) **Affordable housing**
35% of units proposed at Reserved Matters with a tenure split of 80% social or affordable rented and 20% shared ownership (with a

minimum 25% initial equity stake).

(iii) Education

Contributions (£201,803 total) towards the changing room facilities projects at Newport Primary School (£145,788) and Burton Borough Secondary School (£56,015) to mitigate the impact of the development.

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

b) TWC/2017/0972 – Site of Greenfields Farm, Brockton, Newport, Shropshire

This was a full application for the erection four houses and a double garage (with annexe above) (one open market dwelling and three rental eco houses and double garage granny annexe) following the demolition of existing various outbuildings at Greenfields Farm, Brockton, Telford.

The Planning Officer informed Members that a further reason for refusal would needed to be added to the recommendation, as follows “insufficient evidence had been submitted in support of the application to demonstrate that there would not be an unacceptable impact from the proposed development in relation to trees and in particular to the TPOd trees on site. This information was contained within the report at 5.1.3 but was omitted due to an oversight.

Cllr A Eade, Ward Councillor, spoke against the application and raised concerns regarding the design not being in keeping with the local area or local vernacular, impact on the local landscape, contrary to Policy HO10 of the Telford & Wrekin Local Plan and the Lilleshall Neighbourhood Plan. Cllr Eade also raised concerns with regard flooding, highways and the impact on the trees.

Mr Warner, Applicant, spoke in favour of the application which was in a perfect environment, protected on both sides and hidden from the public, it was innovative and purposefully high quality and would be self-sufficient with natural ventilation and would have roof gardens. Mitigation measures could be implemented to protect trees and highways.

Mr Ashton, Applicant’s Agent, spoke in favour of the application which was on under-utilised farm land, supported tourism and used innovative technology. Mitigation measures could be used to protect habitat and the underlying flood defence.

The Planning Officer informed Members that an Appeal for 14 dwellings on this site had been dismissed in October 2012. Although the application was against Policy within the Lilleshall Neighbourhood Plan, this was only at examination stage and only limited weight could be afforded to it.

During the ensuing debate, some Members felt that although this development was a positive innovative design which should be encouraged within the Borough, it was contrary to Policy and did not show how it met exceptional criteria under HO10 which restricts development in the rural area, was contrary to BE1, drainage issues and although it did not need to follow the local vernacular, it would be seen from the railway embankment. Other Members felt it was an innovative design, was a

sustainable development and although it did contravene policy HO10 it was on a brownfield site and the re-use of existing businesses should be encouraged. Some Members felt that listening to speakers was valuable and suggested that this application be deferred to see if the issues could be worked out.

The Planning Officer confirmed that agricultural land did not fall within the NPPF definition of brownfield or previously developed land (PDL).

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

RESOLVED – that in respect of Planning Application TWC/2017/0972 that this application be refused for the following reasons:

- a) **the proposal is located in the rural area where residential development will be strictly controlled in line with the overall strategy to limit development outside existing urban areas and identified villages, of which Brockton is not one. The proposal is therefore contrary to Telford & Wrekin Local Plan Policy HO10.**
- b) **the Local Planning Authority cannot conclude that the site can be adequately drained and will not be prone to flooding, due to a Flood Risk Assessment not being submitted as part of the application contrary to the advice in Section 103 of the National Planning Policy Framework.**
- c) **insufficient information has been submitted to demonstrate that there would not be an unacceptable impact from the development in relation to trees, in particular TPO'd trees. The proposal is therefore contrary to Telford & Wrekin Local Plan policy NE2.**

c) TWC/2018/0336 – Land corner of Back Lane/Plantation Road, Tibberton, Newport, Shropshire

This was a full application for the erection of two detached 4 bedroomed dwellings with garages and access on land south east of 64 Plantation Road in Tibberton. This application was before Committee following a request from Tibberton & Cherrington Parish Council. The principle of development had previously been established through the granting of outline planning permission reference TWC/2017/0499, this permission remaining extant until October 2020.

Cllr Stephen Burrell spoke against the application behalf of Tibberton & Cherrington Parish Council. The application was contrary to Policy HO10 and failed to address the specific housing need within the area as there was no requirement for further four bedroom houses due to number of units currently up for sale in the area. The scale of the development was excessive and there was a need for small starter homes for younger people who had local connectivity.

Mr A Sheldon, Applicant's Agent, spoke in favour of the development which was a low density scheme which would not affect the amenity on the site. The access would be shared with the neighbouring new development and was policy compliant.

During the ensuing debate, some Members felt that the principle of development had been established and felt that after seeing the contextual plan the overall development was acceptable but there could be an improvement to the access. Other Members

felt at it was not contrary to policy and that there were no defensible reasons not to support the application.

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

RESOLVED - that in respect of Planning Application TWC/2018/0336 that planning permission be granted subject to the conditions and informatives set out in the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

The meeting ended at 7.06pm

Chairman:

Date: