

PLANNING COMMITTEE

**Minutes of a meeting of the Planning Committee held on
Wednesday, 15 August 2018 at 6.00pm at The Whitehouse Hotel, Watling
Street, Wellington, Telford TF1 2NJ**

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-013 Apologies for Absence

None.

PC-014 Declarations of Interest

Cllr S J Reynolds declared an interest in TWC/2017/0296 as he was a Member of Oakengates Town Council but had taken no part in any discussions on this matter.

PC-015 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PC-016 Deferred/Withdrawn Applications

TWC/2018/0185 - Land corner of Colliers Way/Rock Road, The Rock, Telford, Shropshire.

RESOLVED – that this item of business be deferred for one cycle for further re-consultation.

PC-017 Site Visits

None.

PC-018 Planning Application for Determination

- a) TWC/2017/0296 – Site of Former Eden Complex, Telford Snooker Centre, Canongate, Oakengates, Telford, Shropshire

This was an application for outline permission for a residential development to include access with all other matters reserved on the site of the former Eden Complex, Telford Snooker Centre, Canongate, Oakengates, Telford.

This application had been called in by Oakengates Town Council and an update report was tabled at the meeting.

Councillor J Lavery spoke against the application on behalf of Oakengates Town Council who raised concerns regarding the development being out of keeping with the surrounding area, egress, height of the building and domination of the surrounding landscape, highway safety, congestion, and parking.

Mr D Humphreys spoke on behalf of Mr M Vout, Applicant's Agent, who was unable to attend at the meeting. He informed Members that with regard to noise, this could

be addressed with conditions. Concerns regarding the design, position and density of the development would be taken on board. This site was close to amenities and public transport and was a sustainable development which adhered to the Local Plan.

During the ensuing debate, some Members felt that this area was in need of re-development and although in support, were disappointed that there were no indicative plans showing elevations, scale and massing and raised concerns regarding the height of the development, access, speed of traffic and parking. Other Members felt that this would be a suitable site for dementia care or assisted living and raised concerns regarding a six storey building. Some Members felt that this development was out of keeping with the area and raised concerns regarding the nearby industrial estate, the A442 Eastern Primary and the effects of the nearby cemex aggregates site, overlooking, highway and traffic issues.

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

RESOLVED – that in respect of Planning Application TWC/2017/0296 that Outline Planning Permission be granted subject to the conditions and informatives contained in the report and the update report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

b) TWC/2017/0882 – Recycling House, Rock Road, Ketley, Telford, Shropshire TF1 5HW

This application was from a new operator for the variation of various Conditions. Condition 1 (revised site plan), Condition 9 (1 modern wheel wash), Condition 11 (opening hours), Condition 16 (clarification of type of waste) and Condition 17 (importation limit) and removal of Condition 31 and 32 (minshafts and landscaping) (previously discharged) relating to Planning Permission W2005/0906.

A site visit had taken place on the afternoon prior to the meeting and an update report was tabled at the meeting.

Councillor S Millward-Thomas spoke against the application on behalf of Ketley Parish Council who raised concerns regarding the increase of working hours and its enforcement, highway safety and suitability, traffic congestion, impact on the safe school walking route, mass waste left by the previous occupiers, vermin and the impact on local residents.

Councillor J Seymour read out a statement on behalf of Councillor J Francis, Ward Councillor, who was unable to attend at the meeting. She raised concerns regarding highways and traffic and the impact of the size of HGVs and tonnage, impact and safety of nearby schools and their safe walking route, noise and disturbance, dust and the impact on the local residents and amenities.

A member of the public spoke against the application and raised concerns regarding the suitability of the road, increased throughput, HGVs, lack of footpaths, highway safety and health implications.

Mr P Bond, Applicant's Agent, spoke in favour of the application. A noise assessment had been undertaken, vehicles movements at 6am would only be leaving the site, no addition to the 50 in and 50 out HGV vehicular movements,

improvement and clearing of the current site, Incinerator Bottom Ash is a dense moist material arriving on site and there was no justifiable reason to refuse.

The Planning Officer explained to Members that following the agreement to a revised site drainage scheme, an amended layout plan was awaited. The previous operator (Greenways) had been an interim measure.

During the ensuing debate some Members raised concerns with regard to the highways along Rock Road and Waterloo Road and asked if a 20mph speed order or a weight restriction could be introduced. Other Members felt that this application was challenging as the principle had already been established but that there were several concerns with regard to highways, air pollution, the amendment to condition 17, weight and size of vehicles, safety of pedestrians, existing access, increased working hours, incinerator bottom ash, impact on residents and the impact on drainage and watercourses. Some Members felt that there were some positives from the application such as creation of jobs and the clean-up of the site but there were still concerns with regard to the variation of all the conditions.

The Highways & Building Control Manager advised Members that with regard to the highway issues about the condition of the road that an assessment and prioritisation process was undertaken, but highways had suggested an option to seek monies from the developer to contribute to the works. With regard to the 20mph speed limit there were Government guidelines that had to be adhered to and any change would be subject to the support of the police but the Council was putting a priority towards 20mph speed limits outside schools. There was currently traffic calming and speed cushions through this area, but this site would be put forward to the Highways Department for consideration. With regard to the weight limit, there were two classes – structural and environmental. Structural weight limits were for physical restrictions such as a low bridge and environmental weight limits stopped HGVs using the route as a short cut but had to still allow access to existing properties/businesses. While a structural weight limit would not apply to this area, and it is unlikely there is significant through movements of HGVs, the Highways Department would be asked to consider the appropriateness of an environmental weight restriction

Upon being put to the vote it was, by Chair's casting vote:-

RESOLVED – that in respect of Planning Application TWC/2017/0882 delegated authority be granted to the Development Management Service Delivery Manager to grant Planning Permission to vary conditions 1, 9 and 16 and to remove conditions 31 and 32 (but not agreeing to vary conditions 11 and 17) subject to

- i Any associated necessary changes to other conditions to reflect any knock on effects of the agreed changes, and;**
- ii Receipt of an amended layout plan for condition 1**

c) TWC/2018/0361 – Land South of Field Gate House, 66 Back Lane, Tibberton, Newport, Shropshire

This was a full application for the erection of 6 no. dwellings on land South of Field Gate, 66 Back Lane, Tibberton, Newport, Shropshire. Access would be off Back Lane.

This application was deemed suitable under Policy HO10 of the Telford and Wrekin Local Plan and the pond and the trees would be retained as they did not form part of the site. This application was before Members due to the S106 Agreement for £1,200 towards the improvements of the Public Right of Way and £3,000 towards a Traffic & Speed Management scheme on the B5062.

During the ensuing debate some Members felt that this was an appropriate development with architectural features that suited the local vernacular and has been designed positively and respectfully without impacting on wildlife. Other Members were happy to support the attractive development.

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

RESOLVED - that in respect of Planning Application TWC/2018/0361 that delegated authority be granted to the Development Management Service Delivery Manager to grant Planning Permission subject to the following:

- a) **The applicant entering in to a Section 106 Agreement with the Council for financial contributions towards:**
 - **£1200 towards the improvements of the Public Right of Way which runs from Plantation Road to the Primary School, and**
 - **£3000 towards a Traffic & Speed Management scheme on the B5062.**
 - **All monies to be index linked from the date of committee.**

- b) **the conditions and informatives contained within the report (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management).**

PC-019 TWC/2017/0941 – Land West of Castle Farm Way, Priorslee – For Information Only Report

The Legal Advisor updated Members on the current position with regards to Planning Application TWC/2017/0941 with regards to the position in respect of the education contribution approved by Members on 21st March 2018.

This items was for information only and no public speaking or debate took place.

The Chair informed Members that this was going to be the last Planning Committee for D Fletcher, Development Management Service Delivery Manager, K Stephens, Local Planning Authority Team Manager and E Griffin, Legal Advisor who were leaving the Council. A vote of thanks was given for their hard work and commitment to the Planning Committee over the last few years.

The meeting ended at 7.33pm

Chairman:

Date: