

PLANNING COMMITTEE**Minutes of a meeting of the Planning Committee held on Wednesday
13 March 2019 at 6.00pm in The Telford Suite, Telford Whitehouse Hotel,
Watling Street, Wellington, Telford**

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

In Attendance: V Hulme (Development Management Service Delivery Manager), M Turner (Area Team Planning Manager), S Drury (Principal Development Planning Officer), Ian Lowe (Principal Planning Officer), J Lyall (Legal Advisor), J Clarke (Democratic & Scrutiny Officer) and T Carruthers (Business Support Officer)

PC-067 Apologies for Absence

Councillor C R Turley and P Scott.

PC-068 Declarations of Interest

Councillor N A Dugmore declared an interest in Planning Application TWC/2018/0433 – Site of Walkers Clock Service Station, School Road, Muxton as he was a member of the Parish Council but did not take part in the Planning Committee and had not taken part in any discussion on this matter.

Councillor I T W Fletcher declared an interest in Planning Application TWC/2018/0780 – Land corner of Holyhead Road/Telford Way, Snedshill, Telford as he was a member of the Parish Council but did not take part in the Planning Committee and had not taken part in any discussion on this matter.

PC-069 Minutes

Resolved – that the minutes of the meeting of the Planning Committee Meeting held on 20 February 2019 be confirmed as a true record and signed by the Chairman.

PC-070 Deferred/Withdrawn Applications

None.

PC-071 Site Visits

None.

PC- 072 Planning applications for determination

a) TWC/2018/0433 – Site of Walkers Clock Service Station, School Road, Muxton, Telford, Shropshire

This was an application for full planning permission for the erection of a coffee shop and restaurant with drive thru and associated parking following the demolition of existing car wash facilities at the site of Walkers Clock Service Station, School Road, Muxton. This application had been called in by Donnington & Muxton Parish Council.

An update report was tabled at the meeting and gave an update regarding electric vehicle charging points (EVCPs) and that the applicant was not proposing to install EVCPs as part of this application and the reasons for this.

Councillor J Lavery spoke against the application on behalf of Donnington & Muxton Parish Council who raised concerns regarding the access which was opposite the entrance to the McDonalds drive thru restaurant off a small island adjacent to a housing estate, increase in traffic, pedestrian and highway safety.

The Planning Officer informed Members that this was a modern drive thru design and offered replacement tree planting around the site. Additional information had been received regarding the transport assessment. Following 2 rounds of consultation objections received from member of the public had been reduced from 20 to 4.

During the debate, some Members raised concerns regarding the removal of the car wash, the coffee shop would become a destination and increase highway use, the lack of definition of the road layout and the 270 degree turning circle, the increased capacity using the mini roundabout which could lead to accidents, safety of pedestrians, the relocation of the water and air station, access from the nearby housing estate, congestion. Other members, whilst accepting that the principle was established and welcomed the creation of jobs did feel that this was overdevelopment of the site and raised concerns regarding highway traffic and infrastructure and asked if there was any scope to obtain contributions for highway improvements. Some Members raised concerns regarding the layout and configuration of the site and asked if the entrance to the site could be made from the New Trench Road to help ease increased traffic usage.

The Planning Officer explained the site layout plan to Members and informed them that there would be a one way system around the site. The air and water station would be re-sited and this could be conditioned. It was expected that this increased traffic would be minimal as cars would divert off the highway or be via linked trips. This was a well-used road but traffic flow was quite good and there were no significant concerns regarding the level of increased vehicular movements.

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

RESOLVED: that in respect of Planning Application TWC/2018/0433 delegated authority be granted to the Delivery Management Service Delivery Manager to grant full planning permission subject to:

a) prior to the removal of the air and water facility at the petrol filling station details shall be submitted to and approved in writing by the Local Planning Authority showing the position of their relocation. The development shall be carried out in accordance with the approved details and retained thereafter for the life of the development in order to protect the amenities of residents; and

b) the conditions and Informatives set out 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/2018/0780 – Land corner of Holyhead Road/Telford Way, Snedshill, Telford, Shropshire

This application sought full planning permission for the erection of 76no. dwellings, garages with landscaping and associated parking on land corner of Holyhead Road/Telford Way, Snedshill. This application had been brought before Committee as it contained a S106 agreement relating to financial contributions.

An update report was tabled at the meeting and gave details with regard to potential impact upon the development from noise emitted from the nearby Kiyokuni Europe facility and the Environmental Noise Assessment. It also detailed mitigation measures which would be sufficient to protect the amenities of future occupants without compromising the ability of Kiyokuni to operate on a 24 hour basis if they chose to in the future.

Councillor V Fletcher, adjacent Ward Councillor, spoke against the application raising concerns regarding highways, increased traffic, access on to Holyhead Road, the nearby junctions, impact on the bus routes, impact on the business park access opposite the development, lack of safe crossing points for pedestrians, impaired visibility, speed of traffic,

The Planning Officer informed Members that this site had been allocated for housing under Policy H9 of the Local Plan and that the principle of development had been established within the Wrekin Local Plan under S71 of the new Town Act. It was in a sustainable location with good connectivity with cycle route, footways and bus routes and was situated next to phase 1 of the development. The location of the access was considered acceptable with good separation distances between the junctions. The layout and design was acceptable and met parking standards. The site was surrounded by trees which would act as a buffer from the Holyhead Road and noise mitigation measures had been put in place. Financial contributions would be secured through a S106 Agreement for primary education, highways towards the

Telford Growth Point Package, children's play/recreation and affordable housing.

During the debate, some Members raised concerns the necessity of a central refuge to enable pedestrians to cross Holyhead Road safely to the bus stops. Other Members asked for the installation of barriers at the end of the footway and a pelican crossing and barriers around the attenuation feature. Some Members felt that although the principle of development had already been established that there were concerns regarding the access, the speed of traffic, visibility, noise from the 24 hour operation of the nearby business and pedestrian safety.

The Planning Officer informed Members that the access and visibility of the site was considered acceptable, however the speed of traffic was noted. He noted the concerns of the Members regarding the crossing place and the introduction of a pelican crossing. The provision of a central refuge had been considered but was not considered necessary given the proximity to the crossing at the roundabout . The cost implication of a pelican crossing would not be achievable through financial contributions. With regard to the fencing around the SUDs pond , this could be conditioned to be explored further

Some Members asked to defer the application in order for highways to explore the proposals for a pedestrian crossing in order to mitigate concerns. Other Members felt this was a well thought out development and asked if the crossing could form part of the conditions.

The Development Management Service Delivery Manager asked the Planning Officer if a crossing refuge and the safety barriers at the end of the footway had formed part of the original proposal and if there had been a willingness by the applicants to install a crossing refuge. The Planning Officer confirmed that this had been discussed but not included within the application before Members. It was suggested by the Development Management Service Delivery Manager that a condition was included that discussions would take place regarding the implementation of a crossing refuge and barriers at the end of the footway and if the applicant refused to negotiate that this application be brought back to Committee.

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

RESOLVED: that in respect of Planning Application TWC/2018/0780 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to:

- a) the applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager) relating to:
 - (i) Primary Education contribution of £210,553 towards improvements to St Georges Primary School,

- (ii) Highway contribution of £58,604 towards the Telford Growth Point Package,
 - (iii) Children's Play/Recreation contribution of £45,600
 - (iv) Affordable Housing to be provided at 25% (19 units)
- b) negotiations taking place with the applicant to install barriers at the end of the footpath connection with Holyhead Road, fencing to be installed around the SUDs pond and a central crossing point to be installed in Holyhead Road to enable pedestrians to safely cross to the bus stop (If the applicant is unwilling to agree to the provision of these items, the application will be brought back to Committee for consideration); and
- c) the conditions contained in the report and update report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager)
- c) TWC/2018/0956 – Plot 5B, Telford 54 Business Park, Nedge Hill, Telford

This was an application for an erection of an industrial unit (B1 Use Class) with associated car park and service yard at Plot 5B, T54 Business Park. This application was before Committee as it contained a S106 Agreement relating to financial contributions.

An update report had been tabled at the meeting which contained details regarding the plans, parking and planning obligations.

The Planning Officer informed Members that the site plan included within the report had been published in error and the correct plan was circulated prior to the meeting. This application was for an industrial development and would generate 30 jobs which would benefit the local economy and bring investment. In order to avoid damage to the roots of the Oak tree on site the development would be constructed to include the use of no-dig techniques and a cellweb (or similar) system to protect the roots and to limit the impact of soil compaction.

Upon being put to vote, it was unanimously:

RESOLVED: that in respect of Planning Application TWC/2018/0956 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:

- a) the applicant/landowners entering into a Section 106 agreement with the Local Planning Authority or Council submitting a Memorandum of Understanding (with terms to be agreed by the Development Management Service Delivery Manager) securing:

- (i) a financial contribution of £16,429.79 towards improvements to the local highway network in the vicinity of the application site, and with indexation calculated from the date of this committee.**

- b) the conditions and Informatives set out 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).**

- d) TWC/2019/0013 – Land north of 61 Plantation Road, Tibberton, Newport, Shropshire

This application sought approved for the erection of 2.no bungalows and 1no. affordable dwelling with associated garages and parking on land north of 61 Plantation Road, Tibberton, Newport. This application had been called in by Tibberton & Cherrington Parish Council.

An update report was tabled at the meeting and detailed a correction to the officer report regarding the affordable housing (plot 20) and the proposal to replace this with a pair of affordable semi-detached dwellings (plot 20 and 25). It also gave details of correspondence with Severn Trent Water regarding drainage capacity.

Councillor J Berry spoke against the application on behalf of Tibberton & Cherrington Parish Council who raised concerns regarding the increase of properties in the village which amounted to 67.15%, the effect on the sewers and the river Meese, the footpaths, highways and access. He informed Members that the layby/passing place had not been completed by the developer and the construction workers had no access to the site to park their cars and these were being parked in the narrow lane causing an obstruction.

Councillor S Burrell, Ward Councillor, spoke against the application, although he did not oppose the scheme that had been provided at the outline and reserved matters stages and welcomed the increased proportion of affordable housing. He raised concerns regarding density, lack of infrastructure, contrary to Policy BE1 of the Local Plan and the increase in housing numbers within the village by 60%. He asked if it could be conditioned that there would be no further development on this site within the existing curtilage and remain as it is now to protect the site into the future.

Mrs A Henson, the Applicant's Agent, spoke in favour of the application which was for 3 additional dwellings, two bungalows and a semi-detached unit. This would mean that there would be 10 affordable housing units which was a total of 40%. The site was set back and was hedged and the design was in keeping with the local area using materials to match nearby dwellings. Although plots 6-8 were losing some of their garden space to house the bungalows, the gardens were still considered generous and there would be no

impact on amenity as the bungalows were one storey. The development would not cause any impact on the drainage and connectivity to the foul sewer could be accommodated. The Agent noted the concerns regarding the issues with parking and would pass this on to the developer.

The Planning Officer informed Members that there were no technical reasons to object to the application and that a S106 Agreement would secure 35% affordable housing and that this application would deliver a comprehensive site.

During the debate some Members welcomed the bungalows but raised concerns regarding the impact on the highways, the increase in density, effect on the infrastructure, contradict Policy BE1 of the Local Plan, overdevelopment. Other Members asked if the drainage could be conditioned

The Planning Officer confirmed to Members that the foul and surface water drainage were already contained within the recommendation.

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

RESOLVED: that in respect of Planning Application TWC/2018/0013 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to:

- a) **the applicant entering in to a Section 106 Agreement with the Council to secure 1no. affordable dwelling and to tie the planning consent to the original approval;**
- b) **the conditions and informatives set out in the report and the update report (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management)**
- e) TWC/2019/0062 – Site of KFC, Trench Lock Interchange, Trench, Telford, Shropshire

This application was for full planning permission for the erection of a café and drive through (use class A1/A3) at the site of KFC, Trench Lock Interchange, Trench, Telford. This application was called in by Hadley & Leegomery Parish Council.

An update report was tabled at the meeting containing details of additional conditions and informatives requested by the Council's Ecologist.

Mr J Brumwell, Clerk, spoke against the application on behalf of Hadley & Leegomery Parish Council. There were two other planning applications for coffee shops within one mile each way of this application and they raised concerns regarding the link to Health and Wellbeing and obesity as set out in the Local Plan, the lack of recyclable materials, lack of non-renewable energy

and the lack of EVG charging points, contrary to Policy BE1 of the Local Plan, sustainability, the impact on the nearby KFC, vehicle fumes and the impact on nearby dwellings.

Mr D Onions, Applicants Agent spoke in favour of the application which would put into use the overspill car park at the rear of KFC which currently contained a hardstanding and lighting. This application met the policy requirements and would provide 21 car parking spaces. This was an established external site and opening hours would be 7am to 10pm and would close earlier than the neighbouring KFC. A sequential test had been undertaken and this had identified that the former Bush Public House was not an available or viable site. The neighbouring bungalows and apartments were protected by trees and fences and there would be no impact on the amenity of local residents. The company were in support of recycling and supported a healthy lifestyle. He considered that link and diverted trips would be approximately 80% and the remaining 20% would be via new trips. The development would create 20-25 new jobs and was a good use of brownfield land.

The Planning Officer confirmed that a sequential test had demonstrated that the identified sites were not suitable or viable and that no objections had been received from Highway Officers. Objections had been received from Hadley & Leegomery Parish Council regarding litter, noise and lighting.

During the debate, some Members raised concerns regarding litter control and if this could be conditioned but felt that market forces brought choice and competition. Other Members felt that a precedent had already been set on this site and that 25 new jobs were welcomed although there was some concern with over-saturation of coffee shops although these seemed to be in high demand. The NPPF did mention the health and wellbeing of the public, but this was not sufficient grounds to refuse the application. Concerns were raised regarding residential amenity, opening hours and the close proximity to dwellings. Some Members raised concerns regarding traffic cutting across the main road instead of travelling to the traffic island which was causing highway issues and asked if it could be conditioned that traffic exiting the drive through leave via the island.

The Planning Officer confirmed that traffic signage could be conditioned, but it would be difficult to condition the traffic travelling to the traffic island. With regard to litter management the plan did show the siting of litter bins, but it could be conditioned that the applicant supplies a litter management plan

Upon being put to vote, it was unanimously:

RESOLVED: that in respect of Planning Application TWC/2019/0062 that delegated authority be granted to the Development Management Service Delivery Manager to grant full planning permission subject:

- a) prior to the development being brought into use, details shall be submitted to and approved in writing by the Local Planning Authority for a Left Turn only sign. Details shall include the**

content, design, materials and positioning of the sign. Prior to the occupation of the development, the sign shall be implemented in accordance with the approved details and retained thereafter in accordance with the details submitted to ensure the development is exited safety without compromising the existing highway network;

- b) prior to the development being brought into use, a litter collection regime shall be submitted to and approved in writing by the Local Planning Authority. The litter collection regime shall be implemented in accordance with the approved details and retained thereafter for the lifetime of the development. The bins proposed on plan X shall be provided in accordance with the approved details prior to the development being brought into use to ensure litter and waste on site is disposed of responsibly and appropriately; and**
- c) to the conditions contained in the report and update report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).**

The meeting ended at 7.31 pm.

Chairman:

Date: