



Telford & Wrekin
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

PLANNING COMMITTEE

Wednesday, 8 April 2015

6.00 pm

**Shropshire College Hotel School Ltd
(The Telford Whitehouse) (Telford Suite)
Watling Street, Wellington, Telford TF1 2NJ
Please use the Conference Entrance**

Lead Officers

Michael Barker
Assistant Director:
Planning Specialist

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Phil Smith

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PLANNING COMMITTEE

Membership:

Cllr J C Minor – Chair
Cllr C R Turley – Vice-Chair
Cllr N A Dugmore
Cllr E J Greenaway
Cllr K R Guy
Cllr A S Jhawar
Cllr R T Kiernan
Cllr J Loveridge
Cllr L A Murray

(Lab)
(Lab)
(Con)
(Con)
(Lab)
(Lab)
(Con)
(Lab)
(Lab)

Substitutes:

Cllr F M Bould (Lab)
Cllr A A Mackenzie (Lab)
Cllr G C W Reynolds (Lab)
Cllr S A W Reynolds (Lab)
Cllr R J Sloan (Lab)
Cllr B J Thompson (Lab)
Cllr V A Fletcher (Con)
Cllr C P R Mollett (Con)
Cllr I T W Fletcher (Con)

Terms of Reference:

The Committee's main role is to determine applications for planning permission within the Borough. Not all applications come before the Committee – decisions on many small householder applications are delegated to Officers.

The Committee has powers in relation to listed building and conservation area consent and the making of Tree Preservation Orders. It also has enforcement powers to take action against unauthorised developments. A full list of the Committee's functions can be found in the Council's Constitution.

Public Speaking:

Members of the public are allowed to speak on planning applications under consideration by the Committee. Any person wishing to speak must contact Democratic Services (e-mail: publicspeaking@telford.gov.uk or tel: 01952 383215) by no later than 5pm two working days before the meeting. Information on the public speaking arrangements is available from the Council's website at www.telford.gov.uk or from Democratic Services on request.

Borough Councillors are allowed to address the Committee on any planning applications that are located in their Ward. Parish and Town Councils are also entitled to speak on applications in their area in accordance with the scheme for Public Speaking at Planning Committee.

Meeting Procedure:

A copy of the Agenda and papers are available from Addenbrooke House, electronically upon request or by visiting the Council's Web Site at www.telford.gov.uk. An information sheet addressing a number of Frequently Asked Questions regarding the Planning Committee procedure is also available.

Meetings of the Committee are held in public. In accordance with the Council's Rules of Procedure, members of the public may be asked to leave the room if they cause disturbance to the process of the Committee. Please switch off or silence mobile phones.

At the start of each meeting, there are a number of standing items on the agenda that are normally dealt with first, but this should only take about 5 minutes. The meeting will then move on to the 'Planning Schedule', which is the part of the agenda when planning applications are determined. The order of business may differ from the published Schedule. The Chair will announce each item. The Planning Officer will introduce each application with a brief verbal presentation and the Chair will invite public speakers individually to the table to address the Committee. The Planning Officer will then be invited to give a more detailed overview of the application, which will usually include the display of plans, drawings and photographs of the application site. The Committee will then debate the merits of the application. During the debate, Committee Members may question or seek clarification from Planning Officers and/or the Legal Adviser but speakers and members of the public are not allowed to participate at this stage. At the end of the debate, a vote (by a show of hands) is taken on the recommendation in the Officer's report. In the event of a tie, the Chair has a second or casting vote. If a vote is taken to approve or refuse contrary to the Planning Officer's recommendation, the Committee must also give their planning reasons and these will be minuted. Once the application you are interested in has been heard and decided, you may leave the meeting room but please exit the venue considerately.

Public Facilities:

Access is via the Conference entrance and not the main Hotel Reception. The meeting room is accessible for the disabled and can be reached by lift. WCs are located on the first floor.

Members of the public are welcome to attend and observe the proceedings of the meeting whilst in open session. The filming, recording or taking of photographs of proceedings is allowed, as well as the use of social networking and micro-blogging to communicate with people about what is happening at the meeting. These activities are subject to a protocol, which can be accessed from the following link http://www.telford.gov.uk/info/354/council_minutes_agendas_and_reports/1596/filming_photography_recording_and_use_of_social_networking_at_meetings

Emergency Evacuation Procedure:

On hearing the fire alarm, please calmly evacuate the building as quickly as possible by the nearest Fire Exit.

PLANNING COMMITTEE

AGENDA

Meeting to be held on Wednesday, 8 April 2015
in the Telford Suite, Shropshire College Hotel School Ltd
(The Telford Whitehouse), Watling Street, Wellington, Telford at 6.00pm

1. **Minutes** Appendix A
To confirm the Minutes of the meeting of the Planning Committee held on 18 March 2015.
2. **Apologies for Absence**
3. **Declarations of Interest**
4. **Deferred/Withdrawn Applications**
5. **Site Visits**
6. **Planning Applications for Determination** Appendix B
Please note that the order in which applications are heard may be changed at the meeting.

NB If Members have queries about any of the applications, they are requested to raise them with the relevant Planning Officer prior to the Committee meeting.
7. **Tree Preservation Order** Appendix C
Borough of Telford and Wrekin (Trees at Princess Avenue, Arleston, Telford TF1 2LJ) Tree Preservation Order 2015

PLANNING COMMITTEE
LIST OF BACKGROUND PAPERS

The Background Papers taken into account when considering planning applications on this list include all or some of the following items. Items 1 to 4 are included on the file for each individual application.

1. **Application**: includes the application form, certificate under Section 65 of the Town and Country Planning Act, 1990, plans, and any further supporting information submitted with the application.
2. **Further correspondence with applicant**: includes any amendments to the application – including any letters to the applicant/agent with respect to the application and any further correspondence submitted by the applicant/agent, together with any revised details and/or plans.
3. **Letters from Statutory Bodies**: includes any relevant letters to and from the Parish Councils, Departments of Telford & Wrekin Council, Water Authorities and other public bodies and societies.
4. **Letters from Private Individuals**: includes any relevant letters to and from members of the public with respect to the application, unless the writers have asked that their views are not reported publicly.
5. **Statutory Plans and Informal Policy Documents**: some or all of the following documents will comprise general background papers taken into account in considering planning applications in the administrative area of Telford and Wrekin (“Telford and Wrekin”)
 - (a) The Telford and Wrekin LDF Core Strategy (adopted December 2007)
 - (b) Saved policies of Wrekin Local Plan (adopted February 2000)
 - (c) Saved policies of Shropshire and Telford and Wrekin Joint Structure Plan (adopted November 2002)
 - (d) Saved policies of Shropshire, Telford and Wrekin Minerals Local Plan (adopted April 2000)
 - (e) Government Planning Guidance – National Planning Policy Framework and Circulars
 - (f) Town and Country Planning legislation, case law and other planning decisions and articles
 - (g) Telford and Wrekin Supplementary Planning Documents: Design for Community Safety SPD (adopted June 2008) and Telecommunications Development SPD (adopted May 2009)
 - (h) LDF Central Telford Area Action Plan (adopted March 2011)
6. Past decision notices and reports referred to in specific reports.
7. The following additional documents (if appropriate):-