

LICENSING COMMITTEE

Minutes of a meeting of the Licensing Committee held on Wednesday 18th September 2013 at 6.00 pm at the Business Development Centre, Stafford Park, Telford, TF3 3BA

PRESENT

Councillors: C Mason (Chair), A Mackenzie, J Seymour, R Scammell, R Sloan, J Thompson and C Turley

Officers in attendance: J. Eatough – Assistant Director: Law, Democracy and Public Protection, J. Revell - Service Delivery Manager: Public Protection, T. Street – Solicitor, S. Fisher – Public Protection Team Leader, C. Phillips – Licensing Technical Officer and P. Smith - Democratic Services Team Leader

LC - 05 MINUTES

RESOLVED – that the minutes of the Licensing Committee meeting held on 26th June 2013 be confirmed and signed by the Chair.

LC - 06 APOLOGIES FOR ABSENCE

Councillor M Smith.

LC - 07 DECLARATIONS OF INTEREST

None.

LC – 08 REVIEW OF THE COUNCIL’S HACKNEY CARRIAGE AND PRIVATE HIRE CONDITIONS AND POLICIES

The Licensing Technical Officer presented the report of the Service Delivery Manager – Public Protection which outlined proposed amendments to licensing policies and a revised set of conditions for consultation with the taxi trade. An amendment was made to recommendation 2.1 in the report by deleting the word “adverse” and substituting with the word “material”.

A comprehensive review of the Council’s conditions of licence for Private Hire and Hackney Carriages had been undertaken as a result of a significant number of local operators and drivers now being licensed by other Councils, and the consequent loss of income to the Council. Meetings had been held with the trade to try and reach a consensus on what matters needed to be reviewed. Taking account of the opinions expressed, a revised set of conditions and amendment to policies had been formulated. The proposed changes to the current Licensing Policy and the Criminal Convictions Policy were of a minor administrative nature in order to reflect recent changes agreed by the Committee and changes in the Criminal Records Bureau. The opportunity had also been taken to make the licensing policies and conditions less wordy and easier to understand. All the proposed amendments to the policies and conditions of licence were highlighted in the appendices to the report.

In terms of the conditions of licence, the main issues for consultation were:

Hackney Carriage Conditions

- Condition 2.6 To increase the age limit for Hackney Carriages to 12 years.
- To amend the condition in respect of the 'exceptional condition criteria' and allow drivers one opportunity to rectify a major fault. If however, after a further compliance check the Hackney Carriage fails, then the vehicle will not be licensed any further.

Private Hire Vehicle Conditions

- Condition 3.5 To remove the current age entry limit of five years.
- Condition 8.1 To amend the current condition and to allow Private Hire Vehicles to advertise details of their operator, which will include business name, address & telephone number.
- Condition 3.3 To create a new set of conditions applicable to limousines.

Dual Driver Conditions

- Condition 4.1 To amend this condition to state that the Licence holder shall notify the Council in writing of any conviction, caution or charge recorded against him/her by any authority within 7 days of such a conviction, caution or charge being imposed

It was stressed that the main consideration of the Licensing Service had been to ensure that public safety remained paramount. It was considered that the issues being put forward for consultation would not compromise the safety of the public.

During the ensuing debate, clarification and reassurance was sought in relation to relaxation of the age limits for vehicles and to changes in the system of compliance/MOT checks/tests. In terms of age limits, the Public Protection Team Leader advised that it had reached the stage where most 10 year old vehicles were equipped with up-to-date safety features. Rigorous compliance checks also made the age of vehicles less of an issue. It was confirmed that the compliance/MOT tests would still be carried out by TWS. There was an issue that if licensees required a separate MOT certificate, TWS charged an extra £12 because the administration involved a different system. At present, it was a decision licensees had to make, but the Council had informed the local police that some licensed vehicles, while compliant, would not be recorded on the national MOT database.

Members expressed concern at the number of taxis operating in the Borough over which the Council had little control in terms of licensing and enforcement. The Chair advised that the Cabinet Member for Public Protection would be writing to the relevant Government minister to highlight the situation. The Committee recognised

the need to attract local operators and drivers to be licensed by Telford and Wrekin Council, subject to safeguards and effective monitoring.

RESOLVED -

- (a) that a revised set of conditions for hackney carriages, private hire operators, private hire vehicles and dual drivers be approved for an eight week consultation exercise;
- (b) that authority be delegated to the Principal Licensing Officer, in consultation with the Chair, to consider and determine the results of the consultation, but that the Committee receive a further report in the event of any material comments arising from the consultation;
- (c) that the amendments to the current Licensing Policy, as shown at Appendix B of the report, be approved;
- (d) that the minor amendments to the current Criminal Convictions Policy, as detailed in Appendix C of the report, be approved.

LC-09 DELEGATIONS IN RESPECT TO COMPLAINTS COMPENSATION PAYMENTS

The Assistant Director: Law, Democracy & Public Protection presented a report which sought delegation from the Committee to Assistant Directors for the authorisation of complaints compensation payments up to £5,000.

The Council could make payments to service users following upheld/partly upheld complaints made to the Council, Local Government Ombudsman (LGO) or under statutory complaints procedures in recognition of poor service, loss or inconvenience. In these cases, maladministration had not been ruled against the Council but it had been recognised that services could have been provided better or dealt with more efficiently. The recent re-examination of the terms of reference of the Committee concluded that they were not clear on these types of payments, and so retrospective approvals and future delegation was sought in order to regularise the position. Delegation was not being sought for any payments to be made where maladministration had been ruled against the Council.

Members requested that, if the delegation was granted, the Committee receive an annual information report detailing the compensation payments under £5,000 that have been made over the preceding 12 months.

RESOLVED -

- (a) that the complaints compensation payments already made be approved;
- (b) that authority be delegated to Assistant Directors to approve complaints compensation payments up to £5,000 from their service area budget.

The meeting closed at 7.00 pm.

Chairman:

Dated:

Telford & Wrekin Council

Licensing Committee - 1st November 2013

Renumbering of Existing Properties at Glen Cottages Brickhill Lane, Ketley and Allocation of new Numbers to new Developments proposed at Brickhill Lane, Ketley

Report of Assistant Director Development, Business and Employment

1. Purpose

For members to consider the proposed solution in respect of renumbering and numbering of houses at Brickhill Lane Ketley by officers to resolve the difficulties that will arise as a result of new developments as set out in the attached plans which illustrate the current numbering and the proposed numbering .

2. Recommendations

2.1 To delegate to the Development Manager authority to approve the renumbering and numbering of the properties identified on Plan 5 with the numbers 1-43 Glen Cottages Brickhill Lane Ketley.

3 Summary

The Council has statutory powers to deal with the numbering of new properties under the Town Improvement Clauses Act 1847 and receives requests from new developers when new properties are constructed .

The Council can normally accommodate requests for small numbers for new properties without having to renumber but the particular circumstances arising in this instance means that renumbering is unavoidable.

4 Previous Minutes

N/A

5 Information

5.1 Background

There are 5 plans attached to this report which will assist Members in understanding the nature of the practical problems involved in numbering /renumbering properties on Brickhill Lane

Plan 1

Shows the location of the original development on Brickhill Lane which currently consists of development on one side of the road only .

Plan 2

Shows the numbering of the existing development and also the gaps created by the demolition of 4 properties .

There are existing anomalies in the numbering system for example numbers 12 and 14 do not follow consecutively to the rest of the existing properties . In addition, the numbering does not follow the recommended guidance of having odd numbers on the left hand side of the road , leaving even numbers for the right hand side .

Plan 3

Shows the location of the new development of 9 new properties which will replace the gap created by the demolition of 1 and 2 Hayes Cottages Brickhill Lane and 1 and 2 Glen Cottages Brickhill Lane

The Council has received a request from the developer of the 9 new properties for the allocation of new numbers . .

Plan 4

Illustrates the proposed new large scale development which will surround the existing development on Brickhill Lane .

The Council has recently received a request to allocate numbers to new properties which form part of the large phased development planned surrounding the existing properties and this request includes properties which will be constructed on the opposite side of the road to the existing development on Brickhill Lane

Plan 5

Indicates the solution proposed to the numbering difficulties which arise out of the loss of properties as a result of demolition, two new developments and the existing numbering anomalies .

Whilst the Council normally would seek to avoid the need to renumber existing properties ,in this instance , the problem of allocating 9 new property numbers on the left hand side of the road and the need to allocate numbers to the new proposed development on the right hand side of the road mean that renumbering of the existing properties is in the view of officers unavoidable .

Officers would therefore propose the solution set out in plan 5 which would result in numbering on both sides of Brickhill Lane and avoid furthering renumbering when the Taylor Wimpey development comes forward .

Objections

Three initial objections were received as a result of consultation on the proposed changes . These are as follows;

1. The owner of 4 Glen Cottages Brickhill Lane indicated that he objected to the proposed change and wished to retain his current address .He was particularly concerned about the loss of “ Glen Cottages” from his address . However , Council Officers met with the owner and as a result of that meeting the Council agreed that all the properties on the left hand side of the road could retain (or in the case of the new properties have included)Glen Cottages as part of their address . Whilst the owner of 4 Glen Cottages would still have preferred to retain his current number he did accept that with all the planned changes that would not be possible .
2. The owners of 12a Glen Cottages Brickhill Lane indicated that they had no objection with numbering per se provided that the Council accepted responsibility for any charges made by organisations such as the DVLA and the Passport Office . Officers replied and indicated that there are no funds available to pay for any costs incurred for having to notify organisations. No further response has been received.
3. The owners of 14 Glen Cottages Brickhill Lane object to the proposal and have lived at their address for 34 years. They suggest that the new 9 houses are addressed at 1-9 Hayes Cottages and that the rest remain as they are. This would create confusion in that there would be 3 Brickhill Lane (new Taylor Wimpey property) 3 Hayes Cottages Brickhill Lane and 3 Glen Cottages all on Brickhill Lane . Council Officers have offered to meet with the owners of 14 Glen Cottages to discuss the practical implications of any suggestions.

A copy of this report will be sent to all occupiers /owners affected by the renumbering .including the initial objectors listed above. It should be noted however that a number of properties are currently unoccupied as they are being refurbished by Wrekin Housing Trust so there are five individual properties affected by the change including the three properties listed above.

Further comments

The agents acting for the developers of the 9 new properties understand the difficulties faced by the Council in resolving this issue. They are keen to have addresses allocated to their development and support the proposed recommendation.

Ketley Parish Council, Cllr Leon Murray and Cllr Malcolm Smith have been consulted about the proposed changes. To date, no comments have been received.

In conclusion, Officers believe that they have tried to address the objections where possible and have looked into all possible scenarios but do consider that the

proposed solution of having consecutive odd numbering for the left hand side of Brickhill Lane is the only practical solution .

5.2 Legal Comment

The Council has powers under Section 64 of the Town Improvement Clauses Act 1847 to deal with the numbering of properties .

5.3 Financial Comment

The Council is not obliged to pay for any home owner costs arising out of renumbering and has no budget allocated to pay for any costs.

5.4 Risks and Opportunities

The Council has a duty to deal with any requests for numbering. A failure to deal with that request properly is going to result in confusion for organisations such as emergency services, utility companies and the Post Office . Renumbering is not commonplace, it is avoided where possible and the Council has consulted with those affected to seek their views and has considered any alternative options that have been put forward but considers the proposed solution to be the most practical one .

5.5 Equal Opportunities

Officers have consulted with the owners of properties affected by these changes

5.6 Environmental Impact

There is no environmental impact arising from this report

6. Ward Implications

The report has implications for Hadley and Leegomery Ward

7. Background Papers

Plan 1 Location Plan

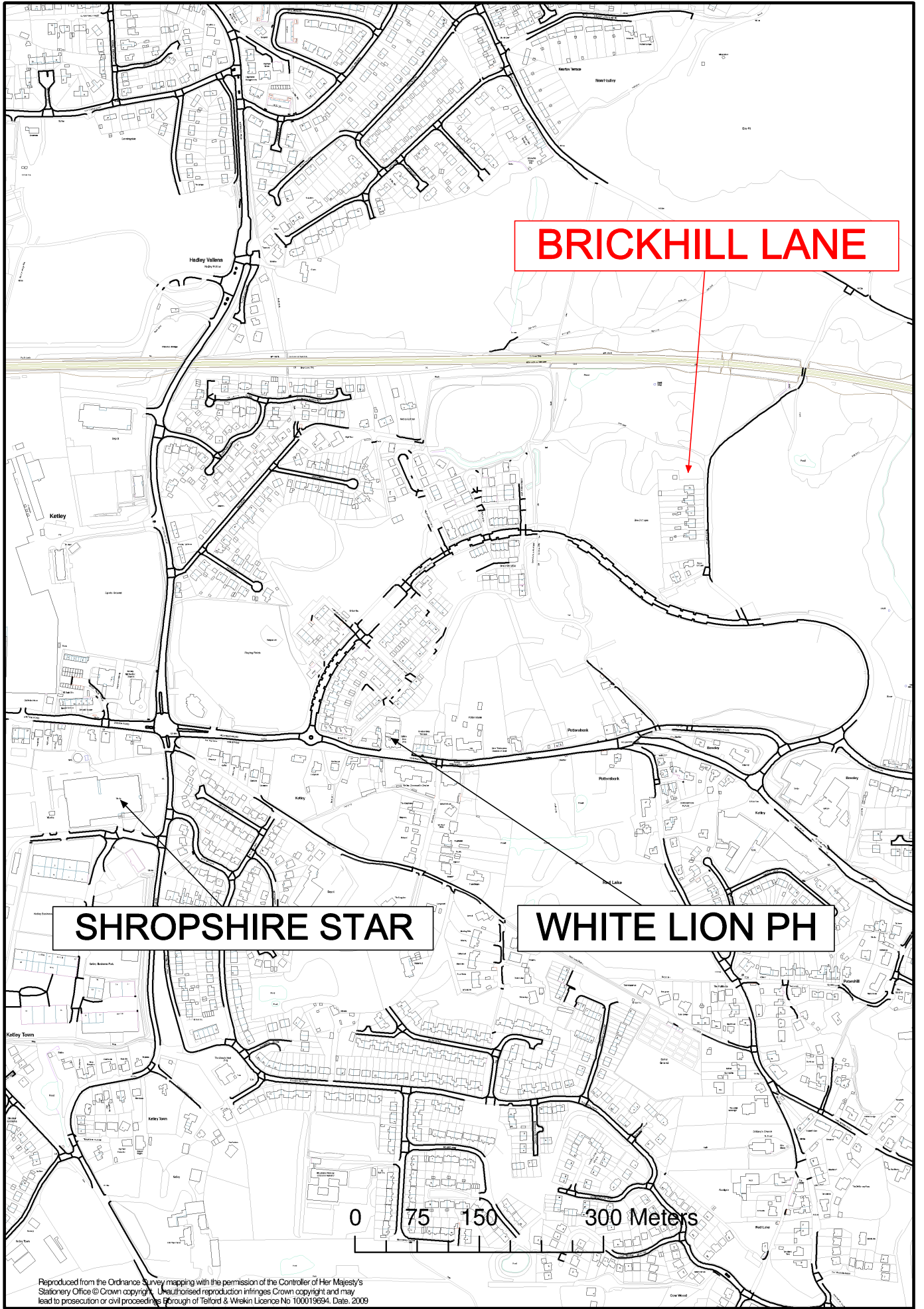
Plan 2 Existing Numbering at Brickhill Lane and Location of Demolished Properties

Plan 3 Layout of 9 New Properties at Brickhill Lane

Plan 4 New Development proposed by Taylor Wimpey including development on Brickhill Lane

Plan 5 Proposed Numbering and Renumbering

Report prepared by Dave Barnett Planning Business Support Officer . For further information please telephone 01952-384544 or email dave.barnett@telford.gov.uk

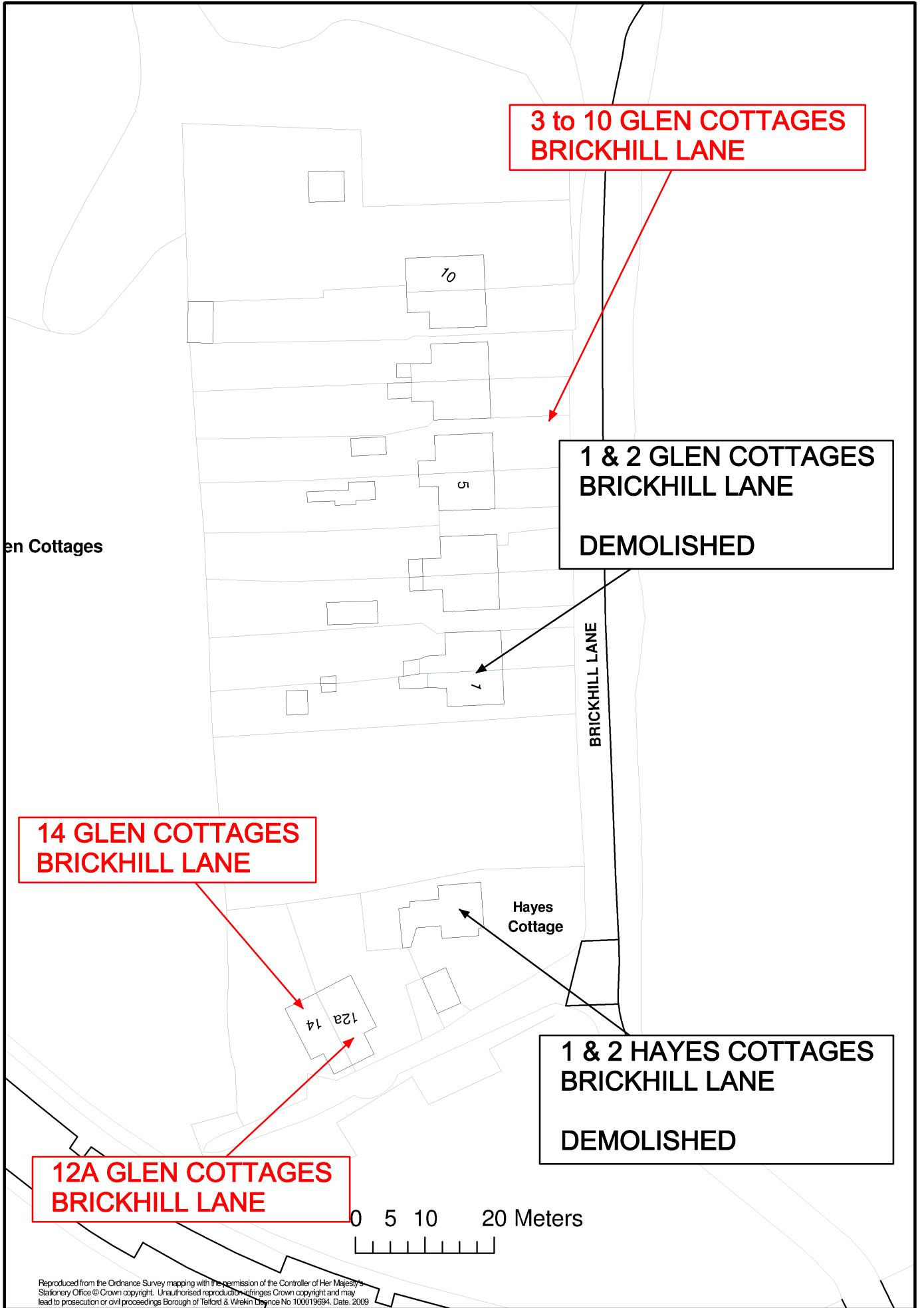


BRICKHILL LANE

SHROPSHIRE STAR

WHITE LION PH

0 75 150 300 Meters



**3 to 10 GLEN COTTAGES
BRICKHILL LANE**

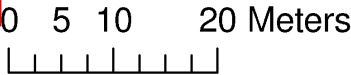
**1 & 2 GLEN COTTAGES
BRICKHILL LANE
DEMOLISHED**

**14 GLEN COTTAGES
BRICKHILL LANE**

Hayes
Cottage

**1 & 2 HAYES COTTAGES
BRICKHILL LANE
DEMOLISHED**

**12A GLEN COTTAGES
BRICKHILL LANE**





- LEGEND**
- C** COMPART (100 x 100mm)
 - SHAVED SLURFACE BRICKSTONE & COB PAVING
 - BRICKSTONE BLUE-GRAY BLOCK PAVING
 - 100MM THK CONCRETE PAVING SLABS
 - GRANITE SETTS
 - PRIVATE GARDEN
 - PRIVATE FRONTAGE GRASS OR HEDGE PAVING
 - FORMAL PLANTED AREA GRASS
 - LOW LEVEL WALL FORMED WITH TRAPEZOIDAL SLEEPERS
 - ISOLATED
 - + 0.150000 PROPOSED LEVELS
 - PROPOSED NEW TREES
 - TREES TO BE REMOVED
 - TREES TO BE RETAINED AND PROTECTED
 - SHED CYCLE STORE WITH INTEGRATED BRICK SHED
 - ROTARY ORDER
 - SITE BOUNDARY
 - 1.8M BRICK WALL
 - EXISTING 1.8M BRICK WALL
 - 1.2M BRICK WALL
 - 0.9M BRICK WALL
 - 1.8M CLOSE BOARDED FENCE (1.8M High, 40mm, Angled & Braced) (See Notes for more information. Material & details are subject to be used where appropriate. There is a schedule of works)
 - 1.8M CLOSE BOARDED FENCE

NOTE: THE REFERENCED PROPERTIES HAVE BEEN OBTAINED FROM OS DATA. THE PROJECT IS BASED ON A MEASURED SURVEY INFORMATION HAS BEEN PROVIDED AND FOR THE CONTRACTOR TO VERIFY TO FIND ACCURATE DIMENSIONS BEFORE COMMENCING WORK. ALL DIMENSIONS REFER TO THE PROPERTIES OF DRAWINGS FOR DIMENSIONS FOR DIMENSIONS FOR DIMENSIONS.

BRICKHILL LANE



E: 388274378
N: 311327142

CONSTRUCTION

Glen Cottages
Telford
Site Plan

DATE	DATE	BY	CHECKED	SCALE	JOB NUMBER	DRAWING NUMBER	STATUS
1:200@A1	07.03.13	EH	IDF	AS SHOWN	52410	LG9-001	E

REVISION	DATE	BY
A	15.03.13	EH
B	28.03.13	EH
C	28.04.13	IDF
D	02.05.13	IDF
E	20.06.13	EH

Coordinates added
 Merged and corrected garage drawing
 CONSTRUCTION ISSUE
 Boundary adjustment Pkg 9
 Site boundary updated to latest topo.
 RWD added to plots 1-2, 8&9.
 Return units added

BWA Architecture
 2.8 PACEWAY STREET, BRISTOL, AVON, BS1 3QH
 T: 0117 924 0888 F: 0117 924 0889 E: enquiries@bwa.co.uk



Notes

This layout to be read in conjunction with the following Consultant drawings:

- Drainage Contractor: by Travis Balar (Drawing Reference: 13/07/15/1)
- Public Open Space - Balancing Pond by BPA Landscape Design Ltd (Drawing Reference: 13-73-03-14)

DO NOT SCALE: ALL DIMENSIONS TO BE CHECKED ON SITE AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT

NOTES:

Accommodation schedule

Private Housing

Type PT21	3bed/2b1 @	633 ft ² x 4 no =	2633 ft ²
Type PA21	2b0/2b1 @	602 ft ² x 41 no =	24682 ft ²
Type PB03	3bed/2b1 @	1262 ft ² x 30 no =	41262 ft ²
Type PA31	3bed/2b1 @	808 ft ² x 67 no =	54136 ft ²
Type PC21	4bed/2b1 @	1299 ft ² x 30 no =	40980 ft ²
Type PT35	3b0/2b1 @	533 ft ² x 6 no =	3198 ft ²
Type PT37	3bed/2b1 @	923 ft ² x 30 no =	30690 ft ²
Type FT41	4b0/2b1 @	1222 ft ² x 22 no =	26884 ft ²
Type FT42	4b0/2b1 @	1222 ft ² x 8 no =	9776 ft ²
Type PA44	4b0/2b1 @	1120 ft ² x 19 no =	22280 ft ²
Type L230	4b0/2b1 @	1226 ft ² x 12 no =	14712 ft ²
Type PC21A2	4bed/2b1 @	1229 ft ² x 15 no =	18435 ft ²

Private Apartments

Type A1	2bed-1person @	605 ft ² x 3 no =	1815 ft ²
Type A2	2bed-1person @	616 ft ² x 3 no =	1848 ft ²
Type A3	2bed-1person @	616 ft ² x 3 no =	1848 ft ²
Type C1	2bed-1person @	613 ft ² x 3 no =	1839 ft ²
Type C2	2bed-1person @	596 ft ² x 3 no =	1788 ft ²
Type T1	1bed-1person @	445 ft ² x 1 no =	445 ft ²
Type T2	2bed-1person @	605 ft ² x 3 no =	1815 ft ²
Type T3	2bed-1person @	599 ft ² x 3 no =	1797 ft ²
Type T4	1bed-1person @	398 ft ² x 2 no =	796 ft ²
Type T5	2bed-1person @	594 ft ² x 3 no =	1782 ft ²
Type T6	2bed-1person @	613 ft ² x 3 no =	1839 ft ²
Type T7	2bed-1person @	640 ft ² x 3 no =	1920 ft ²

Total number of private sale units 319 no = 304164 ft²

GRANT UNITS

Affordable Rent - Housing and Apartments

Type B1	3bed-2persons @	513 ft ² x 3 no =	1539 ft ²
Type B2	3bed-2persons @	305 ft ² x 3 no =	915 ft ²
Type AA33	3bed-2persons/2b1 @	808 ft ² x 2 no =	1616 ft ²
Type AA31	3bed-2persons/2b1 @	510 ft ² x 5 no =	2550 ft ²
Type AA32	3bed-2persons/2b1 @	529 ft ² x 2 no =	1058 ft ²
Type AA41	3bed-2persons/2b1 @	1148 ft ² x 4 no =	4592 ft ²
Type D1	3bed-2persons @	507 ft ² x 2 no =	1014 ft ²
Type D2	3bed-2persons @	627 ft ² x 2 no =	1254 ft ²
Type D3	3bed-2persons @	648 ft ² x 2 no =	1296 ft ²

Affordable Shared Ownership - Housing and Apartments

Type AA23	3bed-2persons/2b1 @	808 ft ² x 2 no =	1616 ft ²
Type AA31	3bed-2persons/2b1 @	510 ft ² x 9 no =	4590 ft ²

Total number of affordable grant units 36 no = 25860 ft²

NON GRANT UNITS

Affordable Rent - Housing

Type PA24	2b0/2b1 @	623 ft ² x 5 no =	3115 ft ²
Type PA31	3bed/2b1 @	808 ft ² x 5 no =	4040 ft ²

Affordable Shared Ownership - Housing

Type PA24	2b0/2b1 @	623 ft ² x 5 no =	3115 ft ²
Type PA31	3bed/2b1 @	808 ft ² x 5 no =	4040 ft ²

Total number of affordable non grant units 20 no = 14180 ft²

Total no. of affordable units (grant & non grant) 56 no = 49480 ft²

Total number of units 375 no = 347682 ft²

Please note that houses have been manipulated to hand door positions. Technical information within house types may not be used - LOD PLANNING PURPOSE ONLY

- Drawing Legend**
- (T) Trees to be removed
 - BS/ Cyc. Bin store/ Cycle store (for apartments only)
 - (M) Existing minishaft locations with stand off distance
 - Red line boundary
 - Red line boundary
 - Essement to SUD4 sewers diverted
 - Shared surface treatment
 - Essement to SUD2 network with sewers for adoption criteria applied. These could be reduced subject to minimum maintenance access requirements
 - Existing trees and hedges to be retained
 - Proposed new trees
 - S/S Substation (4m x 4m)
 - 20m offset from the surrounding property curtilage to play area
 - Gavlon basket walls
 - Low level brick wall
 - PA44-01 House types drawing reference number
 - Rev A: References to supports added to 04.08.13 - BAR
 - Rev B: Revised location for MGA. Increased gap between Plots 288 & 289. Amended driveway and access to pumping station. 14.08.13 - CHS
 - Rev C: Plot reference changes to correspond with plot specific schedule. 17.07.13 - BAR
 - Rev H: General amendments including roof orientations following discussions with Planners and Client. 24.05.13 - CHS
 - Rev G: AA42's at plots 224/225 changed to AA31's. Rented units switched for Shared Ownership units at plots 226-260/267-288. Shared Ownership units switched to rent at plots 425 & 426. 31.05.13 - BAR
 - Rev F: Red line site boundary amended to include diverted driveway. 02.04.13 - CHS
 - Rev E: Boundary and general road amendments especially around Plot 225. 21st following comments from Highways Officer. Plots 425 - 439 moved and car parking re-configured to suit. 26.03.2013 - BR/CHS
 - Rev D: Car Ports amended to suit Planning drawings. 04.03.2013 - CHS
 - Rev C: Tree survey added. Minor amendments to Plots 320-329&339. Plots 343-345. Private road to Plot 320-329 altered and garage amended to Plot 320. Balustrade to apartments A and F added. Parking court between Plots 256 and 274 amended. Drawing shared to Planning Issues. 14.01.2013 - CHS

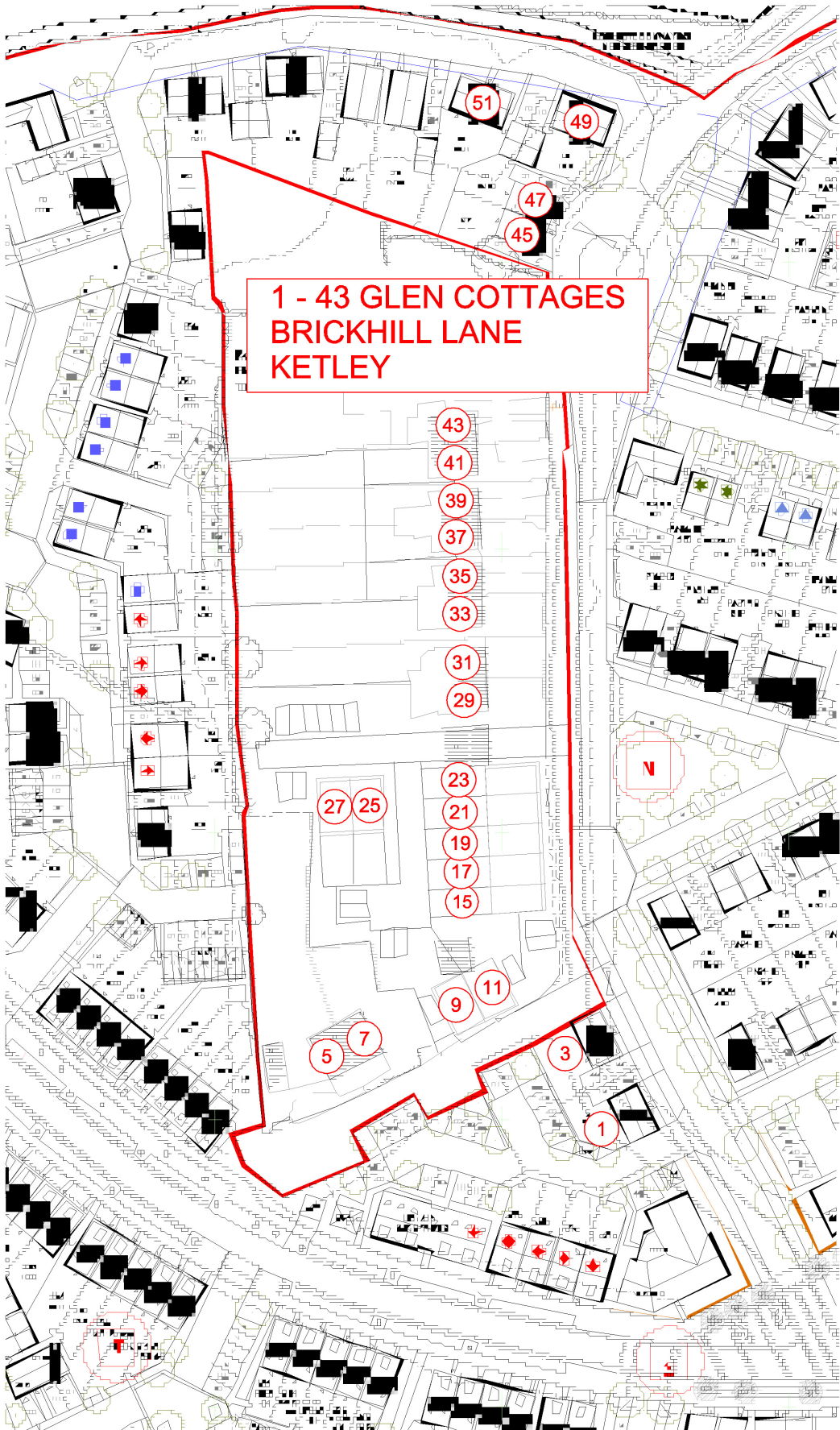
Proposed Site Layout

This drawing follows on from drawing C1520/P001 Rev 1
27 SPUR STREET, COVENTRY, CV1 3BA TEL: (024) 76320 400 FAX: (024) 76320 414

Email: info@idpmidlands.com www.idpmidlands.com

Taylor Wimpey **idp MIDLANDS ARCHITECTS**

SCALE @ A0 1:500 CLIENT Taylor Wimpey Homes
DATE 12.07.12 JOB TITLE TMC Phase 2, 6 & 5
DRAWN RBF DRAWING TITLE Proposed site layout
CHECKED POB DRAWING NO. C1520 / P002L



**1 - 43 GLEN COTTAGES
BRICKHILL LANE
KETLEY**

- 51
- 49
- 47
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