

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 2nd July, 2008 at 6.00 p.m. in the Civic Offices, Telford

PRESENT: Councillors A.A.Meredith (Vice-Chairman in the Chair), R.Aveley (as substitute for I.T.W.Fletcher), R.G.Chaplin, J.A.Francis, G.M.Green, F.R.Picken, H.Rhodes and M.J.Smith.

ALSO PRESENT: Councillors V.C.Tonks and H.J.Williams for planning application W2008/0531.

PB-7 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 11th June, 2008 be confirmed and signed by the Chairman.

PB-8 APOLOGIES FOR ABSENCE

Councillor I.T.W.Fletcher.

PB-9 DECLARATIONS OF INTEREST

Councillor J.A. Francis declared a prejudicial interest in planning application W2008/0473 and stated that she would leave the meeting prior to the consideration of this particular item and Councillor R.Aveley declared a prejudicial interest in planning application W2008/0608 and stated that he would leave the meeting prior to the consideration of this particular item.

PB-10 PLANNING APPLICATIONS FOR DETERMINATION

- (a) W2008/0372 – Land at Greenacres Farm, Stanton Road, Ellerdine Heath, Shropshire

This application was initially considered by Members at the Plans Board Meeting on 11th June. The Board was advised that the conditions that were attached to the submitted report were for outline approval although the application was for full consent. Accordingly, the application was presented to Members for approval of the appropriate conditions. In addition, the recommendation had also been revised to reflect the agreed amendment to the requirements of the s106 agreement. The Board were further informed that in all other respects, the officer report remained as originally presented.

Members were referred to the update information that had been provided since the publication of the original report which sought an additional condition in connection with the mobile home not to be brought onto the site until the poultry unit was fully operational.

RESOLVED – that in relation to planning application W2008/0372 that subject to the applicant entering into a voluntary revocation of planning

permission W2008/0591 and an extra condition that the proposed mobile home should not be placed on the site until the poultry unit was fully operational that delegated authority be granted to the Head of Planning & Environment to grant planning permission subject to the conditions as outlined within the report.

(b) W2008/0375 – Land at Greenacres Farm, Stanton Road, Ellerdine Heath, Shropshire

This application was initially considered by Members at the Plans Board Meeting on 11th June. The Board was advised that the conditions that were attached to the submitted report were for outline approval although the application was for full consent. Accordingly, the application was presented to Members for approval of the appropriate conditions. In addition, the recommendation had also been revised to reflect the agreed amendment to the requirements of the s106 agreement. The Board were further informed that in all other respects, the officer report remained as originally presented.

Members were referred to the update information that had been provided since the publication of the original report which sought an additional condition in connection with the mobile home not to be brought onto the site until the poultry unit was fully operational.

RESOLVED – that in relation to planning application W2008/0375 that subject to the applicant entering into a voluntary revocation of planning permission W2008/0375 and an extra condition that the proposed mobile home should not be placed on the site until the poultry unit was fully operational that delegated authority be granted to the Head of Planning & Environment to grant planning permission subject to the conditions as outlined within the report.

(c) W2008/0437 – The Malthouse, Springfields, Newport, Shropshire

This application sought planning permission for the proposed change of use of 'The Malthouse', a modern industrial unit to an indoor climbing centre located at Springfields, Newport, Shropshire. The building, which was currently vacant, was located in the centre of the developing residential area, approximately 600 metres south of Newport town centre.

It was reported that the building covered approximately two-thirds of the site, the remaining area to the west being hard standing, with hedging to the western boundary, timber fencing to the north, red brick wall and fencing to the south. It was also noted that Metal vehicular gates were located at the entrance, at the end of a narrow driveway, which was further flanked by a substantial red brick wall and hedge with timber fencing beyond.

The local ward member, Councillor A.A.Meredith stated that he wished to bring to the Board's attention that whilst he was mindful that Newport would benefit from extra leisure facilities he was concerned about the potential issues relating to traffic issues that would be in existence if the proposal

proceeded he accordingly requested that a site visit should be undertaken prior to the determination of this application. Following the request and further discussion, it was;

RESOLVED – that in relation to planning application W2008/0437 that determination of this application should be deferred to the meeting on the 23rd July 2008 to enable a site visit to be undertaken.

N.B. Prior to the determination of this application and in accordance with her previously declared Declaration of Interest Councillor J.A.Francis left the meeting room.

(d) W2008/0473 – Former Dale End Garage, Dale Road, Coalbrookdale, Telford, Shropshire

Members were referred to this particular application that had been deferred to allow further consideration of the scheme in respect of flooding. At the time of preparation of this report, initial discussions had been held with the Environment Agency about the balance that needed to be drawn between the role of the proposal within the World Heritage Site and the guidance in PPS25: Development and Flood Risk, especially the guidance in Annex D in respect of sequential test appraisal and the exceptions guidance.

Officers reported that the outcome of these discussions however had not been conclusive and the Environment Agency remained of the opinion that the development was contrary to the guidance in PPS25 and consequently maintained their objection to the scheme.

The Board were informed that further work was required to be undertaken particularly with the Environment Agency. Accordingly it was requested that consideration and determination of this application should be deferred to a future meeting of the Board.

RESOLVED – that in relation to planning application W2008/0473 that determination of this application be deferred to a future meeting of the Board.

N.B. Following the conclusion of the determination of the above application Councillor J.A.Francis returned to the meeting.

(e) W2008/0499 – The Old Printing Works, Bath Road/The Square, Ironbridge, Telford, Shropshire

This application sought permission for the proposed demolition of the existing workshop on the site and the erection of a two and a half storey guest house with self-contained flat on the second floor. The site was situated between Bath Road and the dwellings and church off Church Hill located to the rear of the Tontine Hotel. The proposal also included a new vehicular access off Bath Road with a parking area and turning head. It was also proposed to provide an enclosed bin store/storage shed.

Members were informed that the local ward member Councillor L.Lomax had previously requested that an earlier withdrawn planning application for this site should be considered by Plans Board at the request of the Parish Council. The Board were informed that although no request had been submitted in this instance, given the importance of this site in the setting of the World Heritage Site and this historic handling of the applications, the current resubmitted proposal was brought before Members for consideration.

Members were referred to the report and that the application had been recommended for refusal on the grounds that insufficient information had been submitted to adequately show that the proposed development would not have a detriment impact on the ground stability on the site or affect the stability of adjoining occupiers. Further information had been provided by the applicant which in turn had been considered by the Council's Geotechnical Engineers. This information had provided sufficient evidence to show that the proposed development would not now impinge on the ground stability of the area.

Officers had concluded that as the recommended reasons for refusal had now been addressed there were no reasons why the proposed development should be resisted. Accordingly, the recommendation had now been revised for approval of the application subject to the conditions as outlined within the update report that had been provided to Members.

RESOLVED – that in relation to planning application W2008/0499 that planning permission be approved subject to the conditions as outlined within the update sheet.

(f) W2008/0524 – The Old Printing Works, Bath Road/The Square, Ironbridge, Telford, Shropshire

This application for Conservation Area Grant related to the previous application – planning application reference W2008/0499.

RESOLVED – that in relation to planning application W2008/0524 that conservation area consent be granted subject to the conditions as outlined within the report.

(g) W2008/0531 – The White Horse PH, Heath Hill, Dawley, Telford, Shropshire

This application related to the proposed demolition of the existing White Horse public house situated at Heath Hill, Dawley and outline permission for the erection of dwellings on the site including the bowling green to the rear.

Members were advised that the site was 0.25ha and split into two parts by Balls Hill. The southern part of the site comprised the existing car park for the public house. The northern part of the site was the public house with bowling green at the rear. The existing public house fronted Balls Hill and was visible from Heath Hill. It is a two storey property, with a tile roof and was rendered

and painted white. The rear of the building which faced the bowling green was brick and tile. The bowling green and associated facilities include floodlights, a shelter and outbuildings. Members were further informed that there were trees along the rear boundary with Willetts Way which were protected by virtue of a TPO. The site was also enclosed by a collection of fences, buildings and walls.

The local ward member Councillor V.C.Tonks was invited to address the Board. He cited and expressed concerns about the development of the site and in particular expressed concerns of the loss of the present bowling green adjacent to the public house. He commented that monies should be retained for the benefit of the retention of the bowling green located within Dawley Park. He also wished to remind the Board of the impending sale of a neighbouring public house, which would also result in another loss of a bowling green facility.

Members were referred to the additional update information that had been tabled at the meeting which had indicated that further discussions had been undertaken to establish the nature of any replacement leisure provision that currently surrounded the application site. In assessing the level of any proposed Section 106 Agreement monies consideration had been given to the future viability of any proposals and the likelihood of delivery in the short to medium term. As a result it had been agreed that the proposed Section 106 Agreement should be worded to secure the £50,000 contribution should be utilised for wider leisure provision in the Dawley area and not limited to a specific scheme.

The Board were further informed of the relevant planning history, planning policies, consultation responses and the applicable planning considerations as outlined within the report.

RESOLVED – that in relation to planning application W2008/0531 that planning permission be granted subject to the conditions as outlined within the report.

(h) W2008/0537 – 26, Wheatley Crescent, Hadley, Telford, Shropshire

This application related to a proposal for a two storey extension to the rear of the existing side and rear extension, and a flat-roofed first floor extension over the existing ground floor rear extension at 26 Wheatley Crescent, Hadley. Members were reminded that consideration of the application had been deferred from the previous meeting to enable a site visit to be undertaken in order for members to assess the impact of the proposals.

Number 26 was a two-storey semi-detached house of traditional appearance with hipped roof situated at the end of a residential cul-de-sac within the built-up area of Telford. Members were reminded that the property had previously been enlarged with a two storey side and rear extension, and also at some point a ground floor rear extension.

Members were informed of the relevant planning policy, planning guidance and consultation responses as outlined within the report.

The Council recognised that extensions could provide a means of adapting dwellings to family needs especially when people find themselves needing to provide for dependant relatives within their own home. Extensions should be of a scale and appearance which respected the character and form of the existing dwelling as well as the amenities of the adjoining properties and surrounding area.

It was accepted that in this case the applicants had exceptional circumstances regarding the need to provide special care for their autistic son at home and that these requirements resulted in the need for specific extra accommodation. However, it was important to take into consideration the extent to which the dwelling had already been enlarged. The cumulative effect of previous alterations and extensions must also be taken into account in determining whether the proposal would have a detrimental impact on the existing building and the surrounding development. Compared with the original dwelling's floor area of about 94 sq. metres the combined additions would therefore more than double the size of the original house, to the extent that, particularly from the rear, it would be overwhelmed and dominated.

It was also considered that the appearance and form of the rear extensions would not respect the character of the house. The main two storey element (combined with the existing two storey extension), would project a total of 8.5 metres from the original rear elevation. The first floor extension would have a flat roof which would be out of character, and this extension would also harm amenities and outlook from the rear of the adjoining No.25.

Therefore, on balance officers had considered that the special circumstances in this case should not override the established planning policy objective of allowing neighbourly development which respected the amenities of adjoining properties and the character of the area.

The applicants have submitted this application despite pre-application advice from your Officer that the two storey and first floor elements would be unacceptable. The applicant was advised at the pre-application site visit to consider the alternative of ground floor only additions which would have less visual impact and, despite the potential loss of garden area, would have been considered more favourably. Members concurred with this view and requested that the applicants should enter into further discussions with officers in order to seek a more suitable and appropriate extension.

RESOLVED – that in relation to planning application W2008/0537 that planning permission be refused on the grounds that the proposal represented an unacceptable form of development by reason of the size and form of the extensions, which combined with the existing extensions to the dwelling would result in disproportionate additions which would unduly alter the character, appearance and form of the property. The resultant extended dwelling would have an overbearing

visual impact on adjoining properties detrimental to the residential amenities of those properties and would be out of character with the surrounding residential area. Therefore the proposal was contrary to the established objectives of Policy UD2 in the Wrekin Local Plan.

- (i) W2008/0591 – Cuckoo Oak Roundabout, Bridgnorth, Madeley, Telford, Shropshire

This proposal was for the erection of 4no. freestanding non-illuminated advertising boards 1200mm x 500mm raised by 400mm on twin poles, on the Cuckoo Oak Roundabout. The signage would advertise Frog Self Drive which is based on Stafford Park. There were currently advertisements on the site which this proposal replaces. The roundabout was situated on the roundabout junction of Bridgnorth Road, Kemberton Road and the slip road onto the A442 and was also one of the main routes through Telford.

The Board were advised that the Council's Highways Engineer had raised no objection to the proposal subject to the placing of 3 conditions relating to the sizes and positioning of the sign. The Parish Council had raised no objection to the proposal.

Members were reminded that various signs to promote local businesses had been installed at several roundabouts in Telford and Wrekin as part of the Telford and Wrekin Community Sponsorship scheme. The signs were considered generally acceptable where they would not result in visual clutter or a distraction to highways users. In this regard, the Highways Engineer had raised no objections to the advertisements. Members were advised that the signs were an adequate size for the island and were therefore acceptable.

RESOLVED – that in relation to planning application W2008/0591 that advertising consent be granted subject to the conditions as outlined within the report.

N.B. Prior to the determination of this application and in accordance with his previously declared Declaration of Interest Councillor R.Aveley left the meeting room.

- (j) W2008/0608 – Shortwood Primary School, Limekiln Lane, Wellington, Telford, Shropshire

This application sought permission for the erection of a store room extension approx 3.5m by 5m at Shortwood Primary School, Limekiln Lane, Wellington. The proposed building was to be sited under an existing overhanging roof, to the north of the site adjacent to the main hall. The room was proposed to store tables and chairs for use within the main hall. The Board were advised that the scheme was an amendment to a previously approved store room extension (W2008/0117).

Members were reminded that the new primary school had been occupied since September 2007. This land was previously a green field site

accommodating a man-made pool and a collection of existing buildings of varying age and quality. The new school was predominantly single storey, wrapping around the waters edge of the circular pool, the design utilised two existing buildings, which were linked with glass enclosed walkways. The new extension was proposed to infill an existing roof overhang, adjacent to the main hall adjacent to the waters edge.

The Board were referred to the consultation responses, policy context and planning considerations as set out within the report. Officers had concluded that the proposed store room extension was modest in terms of scale, mass and design which would respect the context of the site, which also preserved and enhanced the character and appearance of the listed buildings. Furthermore it was considered that the proposal would not have a detrimental impact on the residential amenities of nearby dwellings.

Accordingly following a discussion; it was;

RESOLVED – that in relation to planning application W2008/0608 that planning permission be granted subject to the conditions as outlined within the report.

N.B. Following the conclusion of the determination of the above application Councillor R.Aveley returned to the meeting.

(k) W2008/0638 – John Randall Primary School, Queen Street, Madeley, Telford, Shropshire

Members received this application which sought approval to the proposed extension to the existing lobby and general office to main building and alterations to existing demountable nursery within John Randall Primary School situated on the corner of Queen Street and Bridgnorth Road, Madeley.

The Board were informed that John Randall Primary School was a modern school building situated within a 5.9 acre (2.3 hectare) site which it shared with Haughton Special School. The site was bounded by a 2.4 metre high green vertical bar railings with a car park to the front of the building with access from Queen Street. The school consisted of a single storey flat roof building with a single cedar clad demountable block approximately 4m from the main building, south of the playground.

No objections had been received during the consultation period Members were also informed of the relevant planning history and details of the relevant policy context, planning considerations. Officers had duly considered that the proposed extension would represent an acceptable addition which would not have a significant detrimental impact upon the existing school building or the surrounding area.

RESOLVED – that in relation to planning application W2008/0638 that planning permission be granted subject to the conditions as outlined within the report.

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PB-11 SITE VISIT

RESOLVED – that in respect of planning application W2008/0437 a Site Visit be made on 23rd July, 2008 at 4.00 p.m. prior to the meeting of the Board.

PB-12 PLANNING APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

The Board received for information details of planning applications that had been determined under delegated powers.

The meeting end at 7.15 p.m.

Chairman:

Date: