



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 22 November 2023 at 6.00 pm in West Stand, AFC Telford United, Watling Street, Wellington, Telford, TF1 2TU

Present: Councillors S J Reynolds (Chair), G Luter (Vice-Chair), S Bentley, G H Cook, N A Dugmore, T L B Janke, J Jones and P J Scott

In Attendance: V Hulme (Development Management Service Delivery Manager), S Sharp (Planning Solicitor), M Bailey (Senior Planning Officer), and S Yarnall (Democracy Officer (Scrutiny))

PC33 Declarations of Interest

None.

PC34 Minutes of the Previous Meeting

Regarding the record of attendance for this meeting, the Chair stated that an officer was missing from the attendance list and requested for the minutes to reflect this.

RESOLVED – that the minutes, subject to the above amendment, of the meeting of the Planning Committee held on 18 October 2023 be confirmed and signed by the Chair.

PC35 Deferred/Withdrawn Applications

None.

PC36 Site Visits

None.

PC37 Planning Applications for Determination

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report and the supplementary information tabled at the meeting regarding TWC/2023/0058.



PC38 **TWC/2023/0058 - Site of Ridgeways, Hem Lane, Halesfield, Telford, Shropshire**

This was an application for a Full Planning Application for the erection of 31 dwellings with garages, landscaping and means of access. The application had been deferred at the meeting of the Committee on 18 October 2023 to enable Members to undertake a site visit, which took place at 2.30pm on the day of today's committee meeting, 22 November 2023, and receive further information from the Council's Highways Team in relation to traffic calming and speed limits. The site was located on Hem Lane, a semi-rural location which was positioned between Halesfield and the boundary of this Council's area. The application site measured in excess of 3 hectares and there was one existing dwelling on the site, which will be retained.

Mr Andy Williams, a representative of the applicant spoke in favour of the application stating that the principles of the site were in accordance with the local plan policy and had provision for affordable housing. It was summarised that there were no objections from Shropshire Council on the application and it would act as a link between the areas. The dwellings were said to have ample parking and will include both solar panels and electric charging points.

Mr Edward Bradley, a representative of the public spoke against the application stating that the application had a few issues such as a lack of enforcement for a no through road. It was stated that there was no adequate visibility off the new estate, particularly between Bridgnorth and Telford. There were concerns for flooding and discharge of salt into the local pool following storms and that the application did not account for addressing storm conditions.

Members reflected on the site visit, which highlighted the concerns over traffic speeds. Members asked about the tactile crossing and whether it would be possible for it be moved from the proposed location to allow for greater safety. The planning officer advised that there were no restrictions against moving the crossing and she noted the comments about the speed of the traffic, and the need for further signage. Planning Officers confirmed that there were discussions with the applicant over works required through the Section 278 (Highways Act) process. Members commented on further information provided by the Highways Team. It was discussed that the inclusion of physical barriers could limit the flow of traffic, in addition to the proposed traffic calming measures. The main concerns for Members included the safety of the road in the area and the crossings. The concerns were noted and that officers would ensure these were considered under the S278 process, including the existing traffic regulation by Shropshire Council.

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



RESOLVED – that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) subject to the following:

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. Provision of off-site Affordable Housing (Total of £693,879.98).**
- ii. Education provision (Total of £88,532).**
- iii. Highway Works (£7,000).**
- iv. Enhancements/Upgrade to offsite play and sports provisions (£40,300).**

B) The conditions set out in the report.

PC39 Scheme of Delegation

The Development Management Service Delivery Manager presented the Scheme of Delegation report to the Committee. The report recognised Statutory guidance to periodically review the Scheme of Delegation, noting recent legislative changes and outlined the delegated powers of Local Authorities and the planning committee. The report also outlined the process of Call-In for a planning application and specified new procedures for that.

Members were asked to consider the Scheme of Delegation along with the frequency of committee meetings to meet the legal timeframes/performance measures when considering planning applications. Members were informed that further legislative changes implementable from January 2024, relating to Biodiversity Net Gain, would have an impact on all major planning applications and then on all non-major applications from April 2024, increasing the number of s106 mitigation measures required with planning decisions. So, if the Scheme of Delegation remained in its current format, these legislative changes would increase the number of applications which must be considered by committee.

The Committee were informed that applications would still come to committee, if there was a need to do so in the best interests of the local community, through the Call in process, and further criteria was set out within the appendix of the report. Such applications were under the discretion of the Service Delivery Manager and applications would still come to the Committee if there were concerns highlighted by members of the Town and Parish Councils, and/or relevant ward members.



Members discussed the report and the need to review the Scheme of Delegation in light of current guidance, performance measures and recent legislative changes. This included reviewing the timeframes of meetings to enable all officers involved in the process to meet the statutory timeframes. Members asked if changes would impact the public's ability to make representations, and the officer replied that the changes would not impact consultation timeframes as these cannot be changed due to legislation. However, on occasion, extensions can be allowed under the discretion of the Chair.

Members further discussed their concerns for the reduced number of applications that had been to Committee in recent years. The Service Delivery Manager explained that ward members and Town and Parish Councils would still have the ability to Call-In applications. Members considered it was important for those using the Call-in process to attend committee and register to speak, and there was active discussion over the possible consequences if they chose not to attend the meeting. Officers informed members that this was reflected in the revised procedures, and this point would be reinforced to Members and Town and Parish Councils.

Members voted by a majority in favour of the recommendations outlined in the report.

RESOLVED –

- a) that the Scheme of Delegation as set out in section 4.5 be reviewed and agreed;
- b) that the procedures for call in as set out in Appendix 1 be reviewed and agreed.

PC40 Exclusion of Press and Public

RESOLVED - that the press and public be excluded from the meeting for the remaining item of business on the grounds that it may involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

PC41 The Former Royal Victoria Hotel Compulsory Purchase

Following the exclusion of Press and Public, Members discussed the proposed Compulsory Purchase of the former Royal Victoria Hotel. It was agreed by Members that the process of Compulsory Purchase of the former Royal Victoria Hotel would commence.

The meeting ended at 7.52 pm



Telford & Wrekin
Co-operative Council

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to create a better borough**

Chairman:

Date: Wednesday 13 December 2023