



Telford & Wrekin
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

PLANNING COMMITTEE

Date **Wednesday, 5 June 2019** Time **6.00 pm**
Venue **The Telford Suite, Whitehouse Hotel, Watling Street, Wellington, Telford**

Enquiries Regarding this Agenda

Democratic Services	Jayne Clarke	01952 383205
Media Enquiries	Corporate Communications	01952 382406
Lead Officer	Valerie Hulme – Development Management Service Delivery Manager	01952 384130
	Katherine Kynaston – Assistant Director: Business, Development & Employment	01952 384012

Committee Membership: Councillors C F Smith (Chair), J Loveridge (Vice-Chair), N A Dugmore, I T W Fletcher, A S Jhawar, J Jones, K Middleton, P J Scott and C R Turley

Substitutes: Councillors E A Clare, G L Offland, K S Sahota, E M Callear, G H Cook, D R W White, V A Fletcher, E J Greenaway and W L Tomlinson

AGENDA

- | | | |
|------|--|-------|
| 7.3. | TWC/2018/1019 - Land South of Newcomen Way, Woodside | 3 - 4 |
| 7.4. | TWC/2019/0047 - 10 Quarry Lane, Red Lake, Telford TF1 5EE | 5 - 6 |

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INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2018/1019
Site address	Land south of Newcomen Way, Woodside, Telford, Shropshire
Proposal	Outline application for up to 55no dwellings with access and all other matters reserved *** Amended red line boundary ***
Recommendation	Outline Grant

1.0 Additional Comments

- 1.1 Representation received from 'Friends of the Telford T50 50 Mile Trail' highlighting that a well-used bridleway crosses the vehicular access to the site. It is requested that a safe passage across the site access will need to be maintained at all times during the construction period.

2.0 Officer Notes

- 2.1 The comments of the 'Friends of the Telford T50 50 Mile Trail' are noted. It is a requirement that public rights of way are kept open and free from obstruction during the construction period and an informative will be added to the decision notice bringing this to the attention of the applicant.

3.0 Recommendation

- 3.1 The recommendation remains that:

Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING OUTLINE PERMISSION** subject to the following:

- A) The applicant/landowners entering into a S106 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) Total Education contribution of £230,948 towards improvements to a local primary and secondary school,
 - ii) PROW contribution of £10,720 towards enhancements to footpaths to the north and east of the site,
 - iii) Children's Play/Recreation contribution of up to £33,000 based on £600 per 2 bed (or more) property,
 - iv) Contribution of £25,000 towards the enhancement of the Rough Park Local Nature Reserve,
 - iv) Affordable Housing to be provided at 25%
- B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-
- 1. A01 Time limit – Outline
 - 2. A03 Time Limit - Submission of Reserved Matters

3. B001 Standard Outline
4. B150 Site Environmental Management Plan
5. B034 Highways details
6. B061 Foul and Surface Water Drainage
7. B076 SUDS Management Plan
8. B126 Landscape Management Plan
9. C013 Parking, Loading, Unloading and Turning
10. B145 Lighting Strategy
11. C100 Artificial Bird Boxes/Bat Roosts
12. C38 Approved plans
13. C40 No approval of layout

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2019/0047
Site address	10 Quarry Lane, Red Lake, Telford, Shropshire, TF1 5EE
Proposal	Erection of a rear conservatory (Retrospective) ***Amended plans received***
Recommendation	Full Grant

1.0 FURTHER CONSULTATION RESPONSES AND ADDITIONAL INFORMATION

- 1.1 Since the committee report was written further 3 letters of objection and 1 of support have been received from neighbouring properties in response to the amended plans received. No new reasons for objection or support have been made.
- 1.2 Additional photos have been submitted by the applicant which show the finish of the conservatory, the view from the conservatory and the relationship with other properties. These will be included within the committee presentation for Members to see.

2.0 OFFICERS COMMENTS

- 2.1 It must be clarified that the amended plans were only submitted due to an error shown on the plans rather than any amendment to the proposed conservatory. The plans are now accurate and as this is a retrospective application, the plans show what is being applied for.
- 2.2 Neighbours are still referencing the height of 2.5m as shown on the previously approved Prior Approval Application. This application was not carried out in accordance with the information submitted with the application, hence the need for this full application. As this is a full application, this supersedes the Prior Approval and therefore, any of the dimensions as shown on the previous plans are now superseded.
- 2.3 The construction and appearance of the conservatory have also been mentioned. The construction process is not a material planning consideration and is therefore outside the scope of what Members may determine the application on. Since the conservatory was initially erected, extensive work has been carried out to repair the wood and restore the finish. The photos submitted illustrate the work that has been completed and officers have no concern with the visual appearance.
- 2.4 Officers consider that the conservatory as built does not have a detrimental impact on any neighbouring property or on the street scene and as such it is compliant with the Telford & Wrekin Local Plan. Therefore, it would not be reasonable to request amendments to the conservatory from the applicant.

3.0 RECOMMENDATION

3.1 Taking the above into account, there is no change to the recommendation previously made and therefore, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

- a) The following Condition(s) and Informative(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

Condition(s):

C38 Approved Plans