

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 23 October 2019 at 6.00 pm in The Telford Suite, Whitehouse Hotel, Watling Street, Wellington, Telford TF1 2NJ

Present: Councillors C F Smith (Chair), J Loveridge (Vice-Chair), N A Dugmore, I T W Fletcher, J Jones, K Middleton, P J Scott, C R Turley and E M Callear (as substitute for A S Jhawar)

In Attendance:

Apologies: Councillors A S Jhawar

PC31 Declarations of Interest

In respect of planning application TWC/2019/0133, Councillor E Callear advised that she was a ward member for Ketley and Overdale but had not been involved in any discussions on this application.

PC32 Minutes

RESOLVED – that the minutes of the meeting held on 25 September 2019 be agreed and signed by the Chair.

PC33 Deferred/Withdrawn Applications

None.

PC34 Site Visits

None.

PC35 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 planning application TWC/20190487.

PC36 TWC/2016/0553 - Land East of Loadcroft, Lincoln Hill, Ironbridge, Telford, Shropshire

This was an application for the erection of 1 no. detached dwelling on land East of Loadcroft, Lincoln Hill, Ironbridge, Telford, Shropshire.

This application had been called in by The Gorge Parish Council.

The Planning Officer gave Members a brief overview to Members with regard to stabilization and the discussions that had taken place with the geotechnical specialists. With regards to the issue of Reynolds Tunnel, it had been demonstrated that if the tunnel were to collapse it would have an impact of 100mm or 10cm and that it would not affect the dwelling. Bi-annual checks of the tunnel had been recommended and there had been no objections to these, although they were not considered necessary. No technical objections had been received.

During the debate, some Members felt that they needed to follow the expert advice and were happy to support the application which was of a good design. Other Members raised concerns regarding the collapse of the tunnel and its effects and the general movement of the Gorge by 60cm per year and its effects on the development.

The Planning Officer confirmed that if the tunnel were to collapse it would only affect the land by 100mm or 10cm. With regards to the movement of the ground within the Gorge, an additional condition regarding the floor levels and ground levels could be requested. The retaining wall would need to be sympathetic to the surrounding area and landscaped.

On being put to the vote it was, unanimously:

RESOLVED – that in respect of Planning Application TWC/2016/0553 delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the conditions and informatives contained in the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) together with additional conditions requiring the submission of details of Finished Floor Levels and Garden Levels and an Informative recommending the bi-annual inspection of Reynolds Tunnel.

PC37 **TWC/2016/0554 - Site of Loadcroft, Lincoln Hill, Ironbridge, Telford, Shropshire**

This application was for the erection of replacement dwelling following demolition of existing dwelling 'Loadcroft' utilizing existing access of Lincoln Hill on the site of Loadcroft, Lincoln Hill, Ironbridge, Telford, Shropshire.

This application had been called in by The Gorge Parish Council.

The Planning Officer gave Members a brief overview with regard to this application which was sited on land at Loadcroft which had been discussed in the previous application.

Upon being put to the vote it was, unanimously:

RESOLVED – that in respect of Planning Application TWC/2016/0554 delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the conditions and

informatives contained in the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) together with additional conditions requiring the submission of details of Finished Floor Levels and Garden Levels and an Informative recommending the bi-annual inspection of Reynolds Tunnel.

PC38 TWC/2019/0133 - Recycling House, Rock Road, Ketley, Telford, Shropshire TF1 5HW

This Application was for the variation of Condition 10 (hours of operation), Condition 16 (clarification of type of waste quantity) and Condition 17 (vehicle movements) of planning permission TWC/2017/0882 at Recycling House, Rock Road, Ketley, Telford, Shropshire TF1 5HW.

This application was deferred at Planning Committee on 25 September 2019 to allow officers to negotiate with the Applicant in respect of concerns relating to hours of operation and highway safety.

Councillor S Millward-Thomas spoke against the application on behalf of Ketley Parish Council who, although pleased that the increased operating hours would no longer take place they continued to raise concerns regarding road safety, suitability of the site increase of tonnage, damage to the road surface, environmental impact, noise, dust and loss of amenity for residents, the “S” bend and highway/pedestrian safety and the condition restricting lorry movements for a 40 minute slot at the start and end of school day, which they did not consider a suitable amount of time.

Councillor M Boylan, Ward Councillor, spoke on behalf of local residents and raised concerns regarding the incinerator bottom ash storage and waste management and the health impacts to the environment and local residents, the tonnage of vehicles, unsuitable highway infrastructure, condition of roads and access, noise impact as this site had stood empty for some time and the amenity of residents.

Mr P Nichols, member of the public, spoke against the application with regards to environmental safety with regard to hazardous substances in the waste product and the lack of protection for residents, the size of the lorries and the impact of the increased tonnage, highway safety regarding the “S” bend and the suitability of the site near to local Schools and the amount of vehicles coming in and out of the site on a weekly basis.

Mr P Bond, Applicant’s Agent, spoke in favour of the application and explained that the increased tonnage of the waste was due to the wet state on the product upon arrival. This was non-hazardous and approval had already been given for incinerator bottom ash waste at the site. There were currently no HGV restrictions on this road but signs would be placed on the “S” bend. This application would bring the site back into use and create 15 full-time jobs.

The Planning Officer reminded Members that this application before them was to consider the impact on amenity and highway safety and that consent had

already been granted for incinerator bottom ash was, this was not for consideration at this meeting. The applicant had addressed the concerns regarding the 6am start and this condition would no longer be varied. Access would be improved and there would be a S106 agreement towards the VAS and highway improvements. A further condition would be required preventing HGVs to leave the site a school peak times.

During the debate some Members considered that, as the incinerator bottom ash permission had already been granted, this application could go to appeal for non-determination which might result in conditions being imposed which Members might not be happy with. Other Members raised concerns regarding noise impact on residents, tonnage of vehicles, the suitability of the entrance, vehicular movements and asked for clarification of the variations that were asked for on this application.

The Planning Officer confirmed that noise from the site would be controlled by the Environment Agency via the permit which had been granted last year for the incinerator bottom ash waste.

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

RESOLVED – that in respect of Planning Application TWC/2019/0133 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission to vary Conditions 16 and 17 subject to the following:

- a) A contribution of £40,000 towards the installation and maintenance of a VAS system. The s.106 will contain a clause that any unspent money after this has been installed and maintenance sum + indexation has been deducted, will be returned to the applicant.

A contribution of £36,000 towards carriageway resurfacing along Waterloo Road in the vicinity of the site access. Contribution to be split into 3 phased payments of £12,000, the first payment being 12 months on from commencement of operations on site with a further two payments after another 12 months and 24 months respectively.

- b) The following additional Condition (with authority to finalise Conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):
 - i) During school term times at the adjacent Newdale and Meadows Primary Schools there shall be no HGV movements leaving the site during the hours of 0830-0910 and 14:50-1520.

PC39 TWC/2019/0487 - Land west of Lawford Close, Off Majestic Way, Aqueduct, Telford, Shropshire

This application was an outline application for the erection of up to 39 dwellings and access from Majestic Way with all other matters reserved.

This application was before Committee as the Council were the applicant and the application was subject to a Section 106 Agreement.

An update report was tabled at the meeting which gave details of 22 further objections which had been received since the report was published.

Councillor B Wennington spoke against the application on behalf of Dawley Hamlets Parish Council who raised concerns regarding the loss of a large green space within the Parish and the effect on the wildlife and the local LNR, highway safety, speed of traffic, increased traffic, bus route, parking especially around school times which was already difficult and the lack of footpath. Further concerns were raised with the medical centre in Aqueduct marked for closure and the increase in journeys with people travelling to the medical centre by car.

Mrs K Barnes, a member of the public, spoke on behalf of local residents who raised concerns with regard to road safety, congestion, speed of traffic, visibility, insufficient parking for the 2 nearby schools, effect on the local amenity, stretched services due to the closure of the nearby Health Centre, impact on nature and the loss of green space.

The Planning Officer confirmed to members that this site had been identified on the Telford and Wrekin Local Plan for up to 40 dwellings and that the principle of development had already been established. The concerns which had been raised within the update report had been considered and a balancing exercise taken place.

During the debate some Members raised concerns regarding increased traffic, potential risk of flooding from the reservoir, loss of trees, inadequate drainage, impact on wildlife, the replacement wall which would need to be 10ft high, unsuitability of the site, insufficient parking and it was asked if a speed reduction scheme could be introduced and asked if there could be a deferral or refusal for this to be looked at. Other Members felt that the principle of development had already been established so it was difficult to refuse and that the S106 contributions and the 25% affordable housing were welcomed, but asked if the application could be deferred for a site visit.

The Planning Officer confirmed to Members that there were areas of the site that were restricted for the building of houses due to the flooding risk. The application was only outline at this stage and the layout was indicative and only gave a rough guide as to layout as this would be dealt with at the reserved matters stage. The Planning Officer confirmed that the reserved matters application would be brought back before Committee.

The Highways Officer informed Members that the council's traffic management team are looking at a wider scheme of traffic calming along Majestic Way. This development was seen as a means of kick starting a

scheme by the implementation of speed control tables in the vicinity of the site. The works are to be secured under a S278 off-site highway works condition and delivered at the expense of the applicant
Upon being put to the vote it was, by a majority:-

RESOLVED – that in respect of Planning Application TWC/2019/0487 delegated authority be granted to the Development Management Service Delivery Manager to grant outline planning permission subject to the following:

- a) the landowner 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) Total Education contribution of £165,311 towards improvements to a local primary and secondary school
 - ii) Recreation contribution of up to £23,400 based on £600 per 2 bed (or more) Property
 - iii) Ecology contribution of £52,900 towards Dawley Pools and Pit Mounds Local Nature Reserve, comprising of:
 - £18,000 towards 400 metres of all ability footpath
 - £1,800 towards installation of information boards and bins
 - £14,000 towards restoration of 3 ponds
 - £1,100 towards installation of amphibian and reptile hibernacula
 - £18,000 towards 25 year programme of maintenance
 - iv) Affordable Housing to be provided at 25%
- b) the conditions contained within the report and the update report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

PC40 **TWC/2019/0560 - Site of The Mill House, Walcot, Telford, Shropshire**

This application was for the conversion of an existing stable block to a dwelling on the site of The Mill House, Walcot, Telford, Shropshire.

This application had been called in by Councillor J Seymour.

Councillor J Seymour, Ward Councillor, spoke on behalf of the neighbour who raised concerns regarding the access across the path, intrusion on his amenity, increased usage of limited access, adverse impact of the gate, damage to septic tank and she asked if this application could be deferred for a site visit.

S Moore, Applicant spoke in favour of the application and explained the decrease in traffic movements compared to that of a working stables. An automated gate with intercom would be installed to create a physical barrier and limit traffic movement with no diverse impact on highway safety or ecology. The pedestrian curtilage would be used move bins to the highway to be collected. Surface water drainage and sewage treatment plant would be put in place and these would protect the heritage asset.

During the debate some Members asked for clarification on the access and egress and raised concern regarding the septic tank and plans to replace this on land not owned by the Applicant.

The Planning Officer confirmed to Members that sewage treatment would be on the applicant's land and this would offer an enhanced package. There was a right of access along the track as it was being used as a stable block and Highways Officers did not consider that there would be a detrimental impact.

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

RESOLVED – that in respect of Planning Application TWC/2019/0560 that delegated authority be granted to the Development Management Service Delivery Manager to grant full planning permission subject to the conditions and informatives contained within the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

The meeting ended at 7.31 pm

Chairman:

Date: Wednesday, 18 December 2019