

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 11 March 2020 at 6.00 pm in Meeting Rooms G3/4, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT

Present: Councillors N A Dugmore, I T W Fletcher, A S Jhawar, R Mehta, K Middleton, C F Smith (Chair) and C R Turley

In Attendance:

Apologies: Councillors J Jones, J Loveridge and P J Scott

PC63 Declarations of Interest

Cllr Chris Turley declared non-pecuniary interests in planning applications TWC2019/0939 and TWC/2019/0940 and informed members he is a member of the Ironbridge Gorge World Heritage Site Steering Group and the Ironbridge Gorge Museum Trust. He is also the Company Director and Trustee of the Severn Gorge Countryside Trust.

Cllr Ian Fletcher declared an interest in planning application TWC/2019/0724 as he is Ward Councillor for this area and his wife, Cllr Veronica Fletcher is registered to speak against this application. Cllr Fletcher assured members that he has not taken part in any discussions regarding the application and therefore has not made up his mind and will wait until everything is heard before doing so.

PC64 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting of the Planning Committee held on 12 February 2020 be confirmed and signed by the Chairman

PC65 Deferred/Withdrawn Applications

None.

PC66 Site Visits

None.

PC67 Planning Applications for Determination

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report.

PC68 TWC/2019/0503 - Land south/west of Donnerville Drive, Admaston, Telford, Shropshire

This was an application for full planning permission for the erection of 5No. detached residential dwellings. The proposal also included the creation of a new access point, provision of garages together with an area of Public Open Space (POS) with a formally dedicated pedestrian footpath connecting Donnerville Drive with the Silkin Way. Amendments were submitted during the course of the planning application following submission of additional supporting information which included an Ecological Appraisal and a Heritage Assessment. The application was also supported by a Landscape Appraisal, an Arboricultural Report and a Flood Risk Assessment.

Members spoke favourably regarding the application and welcomed the green network enhancements.

On being put to the vote it was unanimously:

RESOLVED – that That in respect of Planning application **TWC/2019/0503** that delegated authority be granted to the Development Management Service Delivery Manager to grant full planning permission subject to the following:

A) The applicant entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to the following:

i. A contribution of £3,000 towards the upgrading and enhancement of existing community play/recreation provision within close proximity of the site and a separate contribution of £3,000 towards the improvement of the nearby Bean Hill Valley Nature Reserve.

B) The conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) set out in the update report

PC69 TWC/2019/0724 - Site J (East & South of Westminster Way), Gatcombe Way, Priorslee, Telford, Shropshire

This was an application for Site J (East & South of Westminster Way), Gatcombe Way, Priorslee, Telford, Shropshire. Erection of 94 dwelling houses, with associated garages, parking, landscaping and infrastructure.

Cllr. Veronica Fletcher requested that this application be determined by members of planning committee, and the application was before Planning Committee as it was subject to a S106 legal agreement to secure affordable housing and financial contributions towards education, play and open space and highways.

Cllr. Veronica Fletcher, Ward Councillor, provided a statement which spoke against this application. She raised concerns regarding the impact on highways, parking issues, loss of green space, the impact on the local

doctor's surgery with patient increase, impact on schools, noise and air pollution. Cllr. Fletcher brought to member's attention that the children's recreation facilities closest to the proposed site would not receive the funding from the s106 agreement and that the funds were going towards a recreation facility the other side of Priorslee. This would deny the local children moving to the proposed development these facilities.

Ms Katie Parsons, Agent, spoke in favour of the application. She explained that the application would create 94 new homes that had been designed with officers and amendments were made to address officers concerns. She noted there would be ample parking for cars and cycles for each home, a new bus stop for sustainable travel and improved surface water draining. Financial contributions would be made to local recreation facilities along with a traffic regulation order if needed.

The Planning Officer informed members of the financial contributions to be sought. He noted that the application would provide a good mix of housing, a new play area in addition to improvements on the existing play area, local school funding and a cycle provision plan. He explained to members that a provisional Traffic Regulation Order was in place and double yellow lines would be used if needed.

The Planning Officer informed members that the updated report clarified the governments Nationally Described Space Standards policy in relation to the application, and noted that the development could not be built to this standard as it would render the scheme unviable.

During the debate, members raised some concerns regarding drainage, space standards on all properties and S106 contributions and parking standards.

Members were in agreement that the contributions to be made towards play areas should be spent on the area opposite the proposed site, as the existing site was too far of a walk for the potential residents to make use of.

One member advised that if the development proposed the use of grass verges, these should be paved to avoid being churned up should vehicles park on them.

Members questioned the education contribution and noted that the secondary education contribution was half the amount of the primary education.

The Development Management Service Delivery Manager clarified the education contribution to members and explained it was set out in a Council adopted strategy.

The Planning Officer assured members that each property had provision for 2 parking space which complied with parking standards.

Upon being put to vote, it was unanimously;

RESOLVED – that in respect of planning application TWC/2019/0724 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to:

A) That the application receives support, subject to Condition(s) from the Council's Drainage Officers.

B) The following contributions to be agreed through a S.106 Agreement:

1. Highways:

**Strategic Highway Network Contribution of £79,621.29 (index linked)
Traffic Regulation Order Contribution of £5,000 (index linked) if, within 5 years of practical completion of the Development, it becomes necessary to prohibit on-street parking on Gatcombe Way.**

2. Education:

The Secondary Education Contribution of £107,050 (index linked) to be used within 3miles of the development.

The Primary Education Contribution of £284,547 (index linked) to be used within 2 miles of the development

3. Recreation:

£42,500 (index linked) as a contribution towards the provision or improvement of recreational facilities in the vicinity of the development site

4. Affordable Housing:

To provide within the Development that 25% of all Dwellings constructed shall be the Affordable Housing Units

C) The conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) set out in the report and update report

PC70 TWC/2019/0939 - Site of 4-8 Carpenters Row, Wellington Road, Coalbrookdale, Telford, Shropshire

This was an application for site of 4-8 Carpenters Row, Wellington Road, Coalbrookdale, Telford. Refurbishment of existing dwellings including the creation of associated parking, repair of existing external doors and windows and marginal landscaping works.

Cllr. C Healy spoke against this application. She welcomed the restoration of the properties and their historic features. She raised concerns regarding the triangle of land currently used for parking by other residents and the impact this would have on them if the land became privatised. She raised concerns on the lack of detail regarding proposed landscaping as land level changes would need to be looked at. Cllr. Healy recommended that the application should be deferred while parking and landscaping issues are resolved.

The Planning Officer informed members that parking was provided opposite and as it was already in use as a parking facility, no additional permissions were needed and therefore was omitted from the application. He explained

that the applicant was the sole owner of the land which meant the triangle of land in question belonged to them. Other properties in the area were built within the hillside, however the weight of soil was putting pressure on property and so a retaining wall would be built. A retaining wall was a slight deviation of character, although not significant visually. With regards to landscaping, there would be a gravel/stone surface and low level planting. The restoration would be sensitive and would turn five properties into four. It was advised that members comment on the restoration work.

Members spoke favourably regarding the proposed restoration work and welcomed the application to return the properties to their former state.

Upon being put to vote, it was unanimously;

RESOLVED - that in respect of Planning application TWC/2019/0939 that delegated authority be granted to the Delivery Management Service Delivery Manager to grant full planning permission subject to the conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) set out in the update report.

PC71 TWC/2019/0940 - Site of 4-8 Carpenters Row, Wellington Road, Coalbrookdale, Telford, Shropshire

This was an application for site of 4-8 Carpenters Row, Wellington Road, Coalbrookdale, Telford. Refurbishment of existing dwellings including the creation of associated parking, repair of existing external doors and windows and marginal landscaping works.

Cllr. C Healy spoke against this application. She welcomed the restoration of the properties and their historic features. She raised concerns regarding the triangle of land currently used for parking by other residents and the impact this would have on them if the land became privatised. She raised concerns on the lack of detail regarding proposed landscaping as land level changes would need to be looked at. Cllr. Healy recommended that the application should be deferred while parking and landscaping issues are resolved.

The Planning Officer informed members that parking was provided opposite and as it was already in use as a parking facility, no additional permissions were needed and therefore was omitted from the application. He explained that the applicant was the sole owner of the land which meant the triangle of land in question belonged to them. Other properties in the area were built within the hillside, however the weight of soil was putting pressure on property and so a retaining wall would be built. A retaining wall was a slight deviation of character, although not significant visually. With regards to landscaping, there would be a gravel/stone surface and low level planting. The restoration would be sensitive and would turn five properties into four. It was advised that members comment on the restoration work.

Members spoke favourably regarding the proposed restoration work and welcomed the application to return the properties to their former state.

Upon being put to vote, it was unanimously;

RESOLVED - that in respect of Planning application TWC/2019/0939 that delegated authority be granted to the Delivery Management Service Delivery Manager to grant full planning permission subject to the conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) set out in the update report.

PC72 Update Reports

The meeting ended at 6.50 pm

Chairman:

Date: Tuesday, 28 April 2020