

## **PLANNING COMMITTEE**

### **Minutes of a meeting of the Planning Committee held on Tuesday, 28 April 2020 at 10.00 am in Audio Conference Meeting**

**Present:** Councillors N A Dugmore, I T W Fletcher, A S Jhavar, J Jones, K Middleton, P J Scott, C F Smith (Chair), C R Turley and D R W White (Reserve) (as substitute for J Loveridge)

**In Attendance:** A Gittins (Area Team Planning Manager - West), V Hulme (Development Management Service Delivery Manager), I Ross (Legal Adviser) and M Turner (Area Team Planning Manager - East)

**Apologies:** Councillors J Loveridge

#### **PC73      Declarations of Interest**

Cllr A. Jhavar informed committee members that application TWC/2020/0087 was within his ward, although he had not taken part in any discussions regarding the application.

#### **PC74      Minutes of the Previous Meeting**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 11 March 2020 be confirmed and signed by the Chairman

#### **PC75      Appointment of Vice-Chair**

**RESOLVED:** That Councillor C Turley was elected as Vice Chair of the Planning Committee during the absence of Councillor J Loveridge

#### **PC76      Deferred/Withdrawn Applications**

None.

#### **PC77      Planning Applications for Determination**

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

#### **PC78      TWC/2019/1031 - Site of Royston, 68 Rosecroft, 9 & 70 Park Road/St Leonards Road, Malinslee, Telford, Shropshire**

This was an application for full planning permission for the erection of 38No. dwellings following the demolition of the existing 3No. residential dwellings. The proposed development will deliver a fully affordable scheme (100%). The application was referred to the planning committee as it entailed a s.106 agreement.

Democratic Services Officer dialled in Mr Luke Webb, Applicant for the proposed development to join the audio conference.

The Planning Officer presented the report to committee members

Mr Luke Webb, Applicant, spoke in favour of the application. He stated that initially 44 dwellings were proposed but was then adapted to 38 in order to make the application acceptable and viable. Two further bungalows had been added which brought it to 4 in total to address the local need. The scheme was comprised of 100% affordable housing and a S.106 agreement ensured education and recreation contributions. The Proposed development was compliant with parking standards and highways regulations.

Mr Luke Webb then muted his microphone and continued to listen to the end of the application via telephone.

Some members raised concerns relating to additional school places, doctor appointment availability, woodland maintenance within the local area, the education contribution and access to the site.

The Planning Officer informed members of the committee that there would be a long term management plan for ecological enhancements.

The previous outline permission given for the proposed site had much higher numbers proposed and was still considered viable in terms of school places and impact on Doctor's Surgeries. The current application would therefore have less impact than the application previous.

The development was compliant with standards as it was providing 100% affordable housing and therefore flexibility had to be applied to make the scheme viable. There was a marginal shortfall with regards to Policy h04 relating to a small number of apartments. The number of bungalows had increased to 4 to address a significant need so balance had to be applied.

Highways were satisfied that the site had a safe point of entry and had no objections.

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

**RESOLVED** – that in respect of planning application TWC/2019/1031 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission 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) Primary Education Contribution of £94,140**
- ii) Secondary Education Contribution of £40,356**
- iii) Children's Play/Recreation contribution of £20,400**
- iv) Affordable Housing to be provided at 100%**

**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 report.**

Mr Luke Webb, Applicant, left the audio conference.

**PC79      TWC/2020/0087 - Site of former Rose and Crown PH, Sunnyside Road, Ketley Bank, Telford, Shropshire**

This was a full planning application for the erection of 1No. Dwelling in the form of a dormer bungalow. The site was situated between the property Sunny Bungalow and the site of the former Rose & Crown Public House. The bungalow had been designed to be in keeping with the other properties within the vicinity.

Democratic Services Officer dialled in Cllr Andy Bennett, Parish Council representative and Mr Steven Locke, Applicant for the proposed development as registered public speakers to join the audio conference.

The Planning Officer presented the report to the Planning Committee Members.

Cllr Andy Bennett, Parish Council representative spoke against this application. He shared that it was very rare to get public to a Parish Town Council Meetings but due to this application they had received double figures, thus showing the level of concern for over development. Cllr Bennett encouraged the Committee to look at public concerns. He noted that Sunnyside Road had narrow access and therefore conditions need to be applied to make the application viable.

Cllr Andy Bennett then muted his microphone and continued to listen to the end of the application via telephone.

Mr Steven Locke, Planning Agent speaking on behalf of the applicant, spoke in favour of the application. He shared that the current application was for a bungalow and was in keeping with other properties. The site had plenty of parking and had received no objections from highways. The bungalow would address a local need. The land was previously used for dumping and tipping and therefore failed to contribute to the Green Network. A landscaping scheme would ensure new trees and shrubs were planted. Mr Locke believed that it was a sustainable development and would contribute to local housing.

Mr Steven Locke then muted his microphone and continued to listen to the rest of the application via telephone.

During the debate, some members raised questions and concerns regarding the estimated footfall relating to the footpath on site, the boundary issues, access for emergency vehicles and the premature removal of trees prior to planning permission.

The Planning Officer informed members that the ownership dispute was between the applicant and the owner of a neighbouring property and any land ownership disputes would be a civil matter between the parties involved. With regards to access for emergency vehicles, the road was already in existence and provided access to a number of properties. As a result it was considered to be of a suitable size to accommodate access for emergency vehicles.

The Planning Officer informed members that there had been objections received from Oakengates Town Council highlighting over development of the site and loss of green network. He explained that the erection of a bungalow would not be considered over development. As the land was in private ownership and the trees on site were not subject to Tree Preservation Orders the LPA could not prevent the felling of any trees on site. The application proposes replacement trees and landscaping and would be an enhancement to the site as it currently stands.

Some members welcomed the application and stated that in theory that there should be less traffic if the site is used as a bungalow rather than public house and believed the current condition of the previous Rose and Crown Public House was an eyesore.

Upon being put to the vote, it was unanimously;

**RESOLVED: That in respect of planning application TWC/2020/0087 that delegated authority be granted to the Development Management Service Delivery Manager to grant 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 report.**

Cllr Andy Bennett, Parish Council Representative and Mr Steven Locke, Planning Agent for applicant left the audio conference.

The meeting ended at 11.15 am

**Chairman:** .....

**Date:** Wednesday, 20 May 2020