

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 9 March 2022 at 6.00 pm in Telford International Centre, International Way, Telford TF3 4JH

Present: Councillors G H Cook, N A Dugmore, I T W Fletcher, J E Lavery (as substitute for R Mehta), S J Reynolds (as substitute for J Jones), K S Sahota, P J Scott, C F Smith (Chair) and B Wennington (as substitute for G L Offland)

In Attendance: R Attwell (Democracy Officer (Democracy)), J Clarke (Senior Democracy Officer (Democracy)), K Craddock (Principal Planning Officer), V Hulme (Development Management Service Delivery Manager), J Lyall (Legal Advisor) and P Stephan (Principal Planning Officer)

Apologies: Councillors J Jones, R Mehta and G L Offland

PC252 Declarations of Interest

In respect of planning application TWC/2021/0670, Councillor B Wennington advised that he was a member of Dawley Hamlets Parish Council but had not been involved in any discussions on this application.

PC253 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meetings of the Planning Committee held on 26 January 2022 and 9 February 2022 be confirmed and signed by the Chairman.

PC254 Deferred/Withdrawn Applications

None.

PC255 Site Visits

None.

PC256 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 planning application TWC/2021/0670.

PC257 TWC/2021/0670 - Former Doseley Works (Phase 3C2), Doseley, Telford, Shropshire

This was an application for the erection of 23no. dwellings with associated garages and access on the former Doseley Works (Phase 3C2), Doseley, Telford, Shropshire

This application was before Committee for determination as it was a major application and required a S106 Agreement.

Councillor D Hopkins spoke against the application on behalf of Dawley Hamlets Parish Council and raised concerns regarding the negative impact of the quality of life both present and future residents, the access on St Lukes Road, highway safety and traffic impact, the condition of the roads and lack of footpaths and dropped kerbs, narrow dangerous road, below the minimum national space standards, parking and garage space and play facilities. He asked Members to refuse the application.

As the Applicants were unable to attend at the meeting a statement was read out on their behalf and referenced that this was Phase 3C2 of the development for 23 dwellings of which were 6 affordable dwellings (25%) of different types and tenures and was the final parcel within the former Doseley Works development which secured approval in 2014. The site measured 0.76ha and the layout complimented the masterplan based on Garden City principles with extensive landscaping and were of high standard in design and construction which would minimise the carbon footprint. A S106 would ensure suitable contributions to support local infrastructure and asked Members to vote in favour of the application.

The Planning Officer informed Members that there had only been two public objections on the site which were on the principle of the development and access to the site overall which had been built out in earlier phases and no submissions had been received from either the Ward Member or the Parish Council since the application submission in June 2021. The house types put forward were the same as those on the other phases of the development and the density matched the wider site and although some of the dwellings did not meet the NDSS specifications, it was a centrally located within an established area and on balance was not considered sufficient to warrant refusal of the scheme. The principle of development was already deemed acceptable and the design considered appropriate. In relation to the impact on the highway network, Highway Officers had considered that this application did not have a significant impact due to a minimal increase on vehicular trips during peak hours. Highways contributions were sought towards highway improvements on St Lukes Road. In response to the points raised by the Parish Council, the improvements to St Lukes Road a scheme of works would take place combined with further sites that had come forward for development and may include improvements such as traffic calming/restrictions and formalisation of on street parking and would be subject to a public consultation. A meeting had been arranged with this Parish Council for discussions to take place on the initial draft plans with public consultation to take place mid-summer. Recreation contributions were not requested as there was already substantial open space and play facilities secured on this site, together with off-site sports facilities.

During the debate, some Members raised concerns regarding highways and access and it was asked that the 25% affordable housing remained viable and there was generous car parking. Other Members raised concerns regarding the size of the dwellings with 18 being below the National Space Standards. Clarification was sought on the size of the site and if it was 0.76ha and if there would be electric charging points and solar panels. It was also noted that space standards should be met and there was a lack of footpaths.

The Planning Officer confirmed that the access had been an ongoing discussion for the wider site. With regard to the space standards, it was felt by Officers that this formed part of the character of the wider development and they were similar in comparison. It was confirmed that the site was 0.76ha and that electric charging points were not within this application. Footpaths would form part of the development.

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:

- a) The applicants entering into a S106 agreement to incorporate a:
 - i) Financial contribution of £115,215.00 towards primary school expansions in the south-west of Telford;
 - ii) Financial contribution of £48,461.00 towards secondary school expansions in the south-west of Telford;
 - iii) On-site affordable housing provision (25% i.e. 6 dwellings) – as per plan ref: 7324.DOS3C2.AHP.008 Rev A;
 - iv) Financial contribution of £11,588.00 towards off-site highway improvement works on St Luke's Road/Frame Lane; and,
 - v) S106 Monitoring Fee of £1,862.64 (1% of amounts above)

- b) the conditions contained within the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager)

PC258 **TWC/2021/0937 - Land adjacent Golden Bear Products Ltd, Hortonwood 40, Hortonwood, Telford, Shropshire**

This application was for the Erection of 24 mixed use units across 8 buildings comprising 5,574sq metre floor area with accompanying amenities and provision for 26no. electric vehicle charging spaces on land adjacent Golden Bear Products Ltd, Hortonwood 40, Hortonwood, Telford, Shropshire.

Planning Committee were asked to determine the application as it required financial contributions via a Section 106 Agreement and Telford & Wrekin Council were the applicant.

The Planning Officer informed Members that a previous consent for two industrial buildings had expired in 2021. The design was typical of the area but had enhanced features such as solar panels and electric vehicle charging points. Highways, drainage and parking met the Local Plan Policy but there was an arboricultural and biodiversity net loss on the site although the Applicant had offered to provide further biodiversity on the adjacent site to try and compensate for this. On balance the Council's ecology specialist confirmed that although it was not ideal the S106 enhancements were acceptable. The Tree Officer raised objections due to the loss of trees in relation to Policy NE2 of the Local Plan who felt the 180 year old trees were irreplaceable and maintained his objection to the application despite the Veteran Tree Assessment submitted. This application is proposed on an allocated employment site and would provide starter units for small to medium businesses and on balance it was felt the application could be recommended for approval.

During the debate some Members felt that the Tree Officer had presented clear reasons why the trees needed retention as they were very mature old veteran trees and that although a sum of £52,800 had been set aside it was impossible to replace a 180 year old tree. There were alternative larger sites in Hortonwood for such a development. It was felt that the application should be refused as it was in conflict with Policy NE2 and that the natural environment should be maintained. Other Members asked if changes could be made to the layout in order that the trees could be saved and welcomed the solar panels and electric charging points. It was asked if a deferral took place could further negotiations take place with the applicant in relation to the layout to lessen the impact on the trees. Other Members asked if transport in and out of the employment area could be conditioned and raised the green economy and access to roads and cycling areas.

The Planning Officer confirmed that there had been a lot of dialogue with both the Applicant and the Tree Officer and that trees needed to have certain characteristics to become veteran trees. The Planning Officer advised that the trees in question were mature but not veteran, although Policy NE2 still refers to the retention of aged trees. The Applicant had already been asked to amend the layout of the application and advised it would not be possible, therefore it would not be amended if a deferral took place. The Highways Engineer had asked for a contribution towards the Travel Plan and part of the highway contribution was specifically towards cycle lanes. It may not be feasible to transfer the site to another part of the area due to ownership of land.

The Legal Advisor confirmed that transport had to pass a standard test and that as no statutory consultee had highlighted this as an issue it would be

difficult to justify. The Travel Plan would encourage the use of sustainable modes of transport.

The Development Management Service Delivery Manager addressed Members that approval had previously been given to this site for two large units but due to current demands smaller units were the most viable. The Planning Officers had worked very hard to protect trees. This was an employment site and there was currently a high demand and lots of employment developments were coming forward as part of the Local Plan. The developer had agreed a tree retention policy in order that planting could take place in a more suitable location in strategic ownership and which could be protected, retained and enjoyed by the community.

Upon 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 planning permission subject to the following:

a) the following Contributions to be agreed through a S106 Agreement:

- £59,400.01 towards the Strategic Transport Network;
- £14,728.00 towards enhancement of footway/cycle links along Hortonwood 60;
- £5,000.00 towards Travel Plan Monitoring;
- £86,249.00 towards Biodiversity Enhancements;
- £52,800.00 towards Tree Replacement;
- £2181.77 S106 Monitoring Fee (1% of total S106 contributions)

b) the conditions and informatives set out in the report and the update report (with authority to finalise conditions to be delegated to Development Management Service Delivery Manager).

The meeting ended at 6.56 pm

Chairman:

Date: Wednesday, 6 April 2022