

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 16 November 2022 at 6.00 pm in Fourth Floor Meeting Room, Addenbrooke House, Ironmasters Way, Telford TF3 4NT

Present: Councillors C F Smith (Chair), G L Offland (Vice-Chair), G H Cook, N A Dugmore, I T W Fletcher, A S Jhawar, J Jones, J Loveridge and P J Scott

In Attendance: K Craddock (Principal Planner), R Jones (Senior Planning Officer), K Robinson (Democracy Officer (Scrutiny)), M Turner (Area Team Planning Manager - East)

PC319 Declarations of Interest

In respect of planning application TWC/2021/0101, Councillor I T W Fletcher advised that he was a member of St Georges & Priorslee Parish Council but had not been involved in any discussions on this application.

PC320 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting of the Planning Committee held on 19 October 2022 be confirmed and signed by the Chair.

PC321 Deferred/Withdrawn Applications

None.

PC322 Site Visits

None.

PC323 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 applications TWC/2021/0101 and TWC/2022/0573.

PC324 TWC/2021/0101 - Yard 5, Rookery Road, Telford, Shropshire, TF2 9BW

This application sought the variation of one, and the removal of five, conditions from the 2015 consent (TWC/2015/0742) managing hours of operation, height of aggregate material stored on site and the construction of a treatment building.

Councillor V A Fletcher, Ward Councillor, spoke against the application citing concerns for residents' wellbeing.

The Planning Officer informed Members that the site already had planning permission for the activities contained within the application. Consent had been granted in 2015 with a number of conditions attached to manage hours of operation, height of aggregate stock piles, and the construction of a treatment building. This application sought to remove conditions, including the construction of a treatment building, and to vary the list of approved plans.

The building was to house three pieces of movable equipment when operated simultaneously, the applicant advised that these pieces of equipment would no longer operate concurrently and therefore there was no need for the building. It was proposed that the crusher would be hired in on 1 to 2 times per month between 9am and 5pm. The noise assessment showed low-level impact on residents within accepted guidelines and there were no proposals for an extension to the site boundaries, change in use or change to operating hours.

The applicant had worked closely with the Council and fixed gaps in the noise attenuation barriers since applying. The application was considered to comply with the Local Plan and was recommended for approval with the conditions in the report.

Members raised issues around noise and dust pollution and the impact these would have on residents. The Planning Officer advised Members of the fall-back position of the existing 2015 planning consent, particularly that the crusher could currently be used on site every working day between the hours of 9am to 6pm; therefore the current proposals offered a betterment to the existing situation.

Councillor Scott entered at 18:05, after the item had begun, and therefore was unable to take part in the vote.

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

RESOLVED – that authority be delegated to the Development Management Service Delivery Manager to grant full planning permission subject to the following conditions (with authority to finalise conditions and reasons for approval be delegated to Development Management Service Delivery Manager):

Development in Accordance with Plans

Development in Accordance with Dust Management Plan

Development in Accordance with Noise Management Plan

Hours of Operation

Hours of Operation of Crusher Restricted to Maximum 2 days per month

Restriction on raw stock material height

PC325 TWC/2022/0573 - Former Woodside Social Club & land

adjacent, Woodside Avenue, Woodside, Telford, Shropshire

This was a full planning application for the erection of a 33-unit care home (Use Class C2) with associated access, car parking and landscaping. Access to the site was from the existing access point from Woodside Avenue.

The care home was to provide specialist-nursing care for adults with complex needs. The applicant was Exemplar Healthcare, an existing care operator, providing specialist nursing care for adults living with a range of complex and high acuity needs.

The proposals met with the Specialist Accommodation Strategy and as such was considered compliant with Telford & Wrekin Council Local Plan policy.

The site was partly white land and partly green network. Because part of the site was green network, the application had been assessed against policy NE6 and was considered compliant due to the level of need for such a facility outweighing the harm to the green network.

The site would provide 36 car parking spaces. This was a shortfall of 10 spaces from the Telford & Wrekin Local Plan Parking Standards for an establishment of this type. The applicant had demonstrated that the number being provided was adequate showing usage at comparable sites.

The Committee was advised that development would result in biodiversity net loss. To offset this, there would be a financial contribution of £25,650 towards off-site biodiversity mitigation and a further £14,400 towards off-site tree replacement planting. There would also be a degree of planting on-site.

Members queried where the contributions detailed in the report would be used. In response, officers advised that there was no specific location but that the use of contributions was looked at strategically.

On being put to a vote, it was unanimously:

RESOLVED – that authority be delegated 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 (items (ii to iv) subject to indexation from the date of committee), relating to:**
 - I. **Financial Contribution of £19,640 towards off-site bus stop improvements on the northern and southern side of Woodside Avenue to provide each stop with a new 3 bay shelter and lighting;**
 - II. **Financial Contribution of £5,000 towards Travel Plan Monitoring;**
 - III. **Financial Contribution of £25,650 towards off-site Biodiversity Net Gain;**

- IV. Financial Contribution of £14,400 towards off-site Tree Replacement Planting;**
- V. Section 106 Monitoring Fee (1% of total value of contributions).**

- b) Submission of a replacement landscaping and planting scheme and boundary treatment scheme; in line with comments from the LPA.**

- c) The Condition(s) and Informative(s) (with authority to finalise Condition(s) to be delegated to Development Management Service Delivery Manager) contained within the report.**

The meeting ended at 6.53 pm

Chairman:

Date: Wednesday 14 December 2022