

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 8 March 2023 at 6.00 pm in 4th 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, A S Jhavar, J Loveridge and P J Scott

In Attendance: S Evans (Legal Advisor)
V Hulme (Service Delivery Manager: Development Management)
R Jones (Principal Planning Officer)
K Robinson (Democracy Officer (Scrutiny))
M Turner (Area Team Planning Manager – East)

Apologies: Councillors I T W Fletcher

PC340 Declarations of Interest

None.

PC341 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting of the Planning Committee held on 8 February 2023 be confirmed and signed by the Chair.

PC342 Deferred/Withdrawn Applications

None.

PC343 Site Visits

None.

PC344 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 TWC/2021/1208 and TWC/2021/1220.

PC345 TWC/2021/1208 - Lion Inn, 1 Newport Road, Edgmond, Newport, Shropshire, TF10 8HH

This was an application for full planning permission for the extension of the Lion Inn pub car park and access.

Councillor S Burrell, Ward Member, spoke against the application.

Councillor A Wilson, parish councillor, spoke in opposition to the application on safety and visibility grounds.

Mr A White, the applicant's agent, spoke in favour of the application stating that the works would provide a betterment to road and pedestrian safety.

The Principal Planning Officer stated that the Lion Inn was an asset of community value protected by planning policy Com1. The proposals would result in the loss of some of the public house's beer garden but believe that the policy Com1 would still be satisfied. The reconfiguration of the pub car park would create 27 marked vehicle spaces as well as space for cycles and motorcycles. A s106 agreement would secure funding for offsite works to improve highway safety around Edgmond and it was proposed that car park works would take place prior to any work at the site to the rear (which was subject to a separate application). In addition to the s106 agreement, a s278 agreement would provide a vehicle activated sign, this would be maintained by the Council. The road for the site had been designed to adoptable standards and would be adopted by the Authority if it were put forward for adoption. Officers concluded that the application was compliant with both Local and Neighbourhood plans and recommended it for approval subject to the s106 agreement.

A number of Members expressed reservations on visibility and safety grounds, as well as noting the possible increase in traffic.

On being put to the vote, it was, unanimously:

RESOLVED – that delegated authority be granted to the Development Management Service Delivery Manager to grant full planning permission subject to a Section 106 Agreement, Condition(s) and Informative(s).

PC346 TWC/2021/1220 Land adjacent Lion Inn, 1 Newport Road, Edgmond, Newport, Shropshire

This was a full planning application for 24 entry-level affordable homes as well as associated access and egress, drainage, and landscaping. Since the report was published, the applicant has agreed a lease with an operator for the Lion Inn public house. Works were underway on the pub and it was to reopen in April 2023. However, the application was to be decided on its own merits. The officer recommendation was to approve the application.

Councillor S Burrell, Ward Member, spoke against the application on the grounds that it was contrary to local planning policy.

Councillor A Wilson, parish councillor, opposed the application citing local character and local need for such housing.

Mr M Nolan, a representative from the affordable housing provider, Green Square Accord, spoke in favour of the application stressing its delivery of new affordable housing.

The Principal Planning Officer stated that this was a proposal for 24 two and three bed homes, Six of these homes were to be offered for shared ownership and 18 for affordable rent secured in perpetuity through a s106 agreement. The application complied with the NPPFs paragraph 72 on entry-level housing exception sites and this outweighed Local and Neighbourhood planning policy on housing.

The proposals had been subject to amendments and had been redesigned to be more in keeping with local character, the new design satisfied local design requirements in the Local and Neighbourhood plans.

Despite there being a negative impact on the Grade II listed Priory building, there was no harm to the conservation area and the less than substantial harm needed to be weighed against the public benefits of the scheme.

Access to the site would be from Chetwynd Road, this required changes to the access of the existing car park at the Lion Inn. Works to the car park would be secured by an s106 agreement. The proposals were accompanied by an offsite highway scheme. There were no objections from the Highways Authority.

Drainage on the site had been subject to borehole monitoring for attenuation tank feasibility. Sufficient data had been gathered to approve the attenuation tank, subject to conditions

A number of Members expressed concerns about road safety and the safety of pedestrians on and off site.

Some Members also questioned the demand for affordable housing in the area.

The issue of how disability-friendly the new homes would be was also raised.

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

RESOLVED – that delegated authority be granted to the Development Management Service Delivery Manager to grant full planning permission subject to Condition(s), Informative(s) and the Applicant entering into a Section 106 Agreement in respect of Education Contributions, Off-site improvements to playing fields and open space, the delivery of off-site highway works and Section 106 Monitoring Contributions.

The meeting ended at 7.16 pm

Chairman:
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Date: Wednesday 15 March 2023