PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 4 February 2026 at 6.00 pm in Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG

Present: Councillors S J Reynolds (Chair), A S Jhawar (Vice-Chair), F Doran, N A Dugmore, A R H England, S Handley, G Luter, N Page, P J Scott and T L B Janke

In Attendance: J Clarke (Senior Democracy Officer (Democracy)), S Hardwick (Lead Lawyer: Litigation & Regulatory), V Hulme (Head of Development Management), R Jones (Principal Planning Officer) and M Turner (Area Team Planning Manager - East)

Apologies: Councillors

PC62 Declarations of Interest

None.

PC63 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting of the Planning Committee held on 10 December 2025 be confirmed and signed by the Chair.

PC64 Deferred/Withdrawn Applications

None.

PC65 Site Visits

None.

PC66 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 each planning application.

PC67 TWC/2025/0821 - Land adjacent Lawley Village Primary Academy, Bryce Way, Lawley, Telford, Shropshire

This application was for the erection of a two-storey parish community facility building with associated car park on land adjacent Lawley Village Primary Academy, Bryce Way, Lawley, Telford, Shropshire

An update report was tabled at the meeting and set out details in relation to It a Financial Contribution of £5000 towards Travel Plan Monitoring, as well as a

Section 106 Monitoring Fee. Payment of the planning obligations would be via a Memorandum of Understanding (MoU) with the applicant/landowner, instead of an upfront payment.

This application was before Members due to the significant number of objections which had been received.

Councillor Z Hannington, Ward Member, spoke in support of the application and expressed that the growth and transformation had brought with it a pressing need for the development. It was much more than just constructing a building, it was an essential social infrastructure intended to bring together, support and empower a diverse community whose current facilities were no longer sufficient. The site sat within the Lawley Sustainable Urban Extension and fully aligned with Strategic Policy SP1 and Policy COM1. It was 300 metres from Lawley local centre and accessible by foot, cycle and public transport. The current centre was outdated, energy inefficient and booked solid from morning through to late evening with groups turned away regularly due to lack of room or time. Lawley's population had surged to over 12,000 residents and would head beyond 15,000 as new homes were filled. This application was for a purpose-built centre with a much larger main hall, flexible rooms for clubs and classes, meeting spaces, a welcoming foyer and café. Proper storage would ensure regular groups could function. Six full-time equivalent jobs would be created and it would give local organisations the certainty and capacity they required. In relation to matters of funding, these were not relevant to the planning decision. The school facilities could not meet the community need due to safeguarding, restricted hours and the busy school day limiting community access and they could not deliver the flexible evening weekend and multi -use access that residents and voluntary groups relied on. The proposal complemented the provision and would not replace the current offer. There was no conflict with Policy NE6 in relation to green network and there were no technical objections from Highways, Drainage Team, Environmental Health or the Coal Authority and the Healthy Spaces and Ecology Officers supported the application subject to conditions.

Councillor M Boylan, Lawley and Overdale Parish Council, spoke in favour of the application as the Chair of the Parish Council. Online and face to face consultation had taken place with residents on the application, together with surgeries and drop-in sessions. Comments that had been received had been fed into the application process. There was a robust business plan and business case for a community asset which was much needed within the area. The school could not be utilised during the day and all other options, such as extending the school, had been explored and alternative sites within the Parish boundary had been considered. There were no other buildings within the area that could be converted. It was asked that Members support the application.

Mr John York, member of the public, spoke in support of the application which had been approved in the Lawley SUE Master Plan some 21 years ago but had never materialised. The current community centre was a 1903 building leased from the Council and was of minuscule size, poorly heated, poorly

ventilated and poor in every respect. It was not conducive to the expectation or needs of the additional 9,000 residents generated from the largest development in Telford and the West Midlands. The transition of the school to academy status meant that the community use agreement could no longer have its intended all-day segregated usage. Weekend use now incurs a charge. A modern hub was required to satisfy population needs. The application was of good design and in keeping with the surrounding area and has taken into consideration concerns of the residents. Although extra traffic movement was inevitable, it would be manageable with the overflow car park and by usage of the school car park and this parameter already existed in planning terms upon its first approval and the facility was within the Lawley SUE boundary. Concerns were raised regarding the financing of the development as residents were to have this facility at nil building cost via the approved plans, but it has now come to light that the residents of Lawley will have to finance this multimillion cost via a loan and possibly some grants.

The Planning Officer The site was located within the defined urban boundary of Telford and located within the Lawley SUE with Policy COM 1 of the adopted Local Plan being relevant in relation to supporting new community facilities where they met the needs of local residents. The business case set out the need for a relevant purpose-build facility suitable for a wide arrange of groups to hold events, community activities and generating income for the parish council. The development would sit next to the primary school and it was only 300 metres from the defined local Lawley Square which was considered sustainable. In relation to noise and concerns raised regarding noise, light pollution and overlooking, noise and odour assessments had been submitted and the Environmental Health Officer considered these acceptable subject to conditions controlling hours of operation and management of amplified music and noise. The development was two storeys with the exception of the lift shaft. Separation distances measured between 23 and 25 metres which was considered acceptable. The applicant has been asked to obscure glaze the first-floor lower panels that are facing the properties opposite on Bryce Way. A lighting assessment was not currently available but this would be conditioned. Concerns regarding funding were noted but they were not a material planning consideration. In relation to the Community Use Agreement, this had not currently been formally discharged and this element was not being removed from the school and it was unlikely that all of the objectives could be met through the existing school. There were no technical objections from statutory consultees and it was asked that the application granted subject to the conditions, informatives and the Memorandum of Understanding.

During the debate some Members welcomed the new facility and the positive benefits for local communities. A query was raised regarding the opening hours with it being close to a residential area and asked if these could be shortened. Other Members welcomed the application with enforceable conditions in relation to acceptable limits on noise, evening music, café use and amplified music. The independent access and management being separate from the school was also welcomed, particularly in relation to safeguarding. Concerns were raised in relation to the loss of parking bays on

the street, congestion, lack of bus stops, the size of the rooms and the funding.

The Planning Officer confirmed that conditions were breached then the Enforcement Officers would investigate and engage with the applicant and, if necessary, take stronger action. Noise could be monitored if there were complaints. The morning opening hours were in line with that of the school breakfast club and it was felt this would not add any undue noise or disruption. This would also ensure that the use of the facility was as flexible as possible. A purpose built car park would serve the development and the reconfiguration of Bryce Way would be conditioned in relation to the street lighting, trees and the revised lay-by. In relation to the size of the rooms these were flexible in nature and could be subdivided and there would be storage space for regular groups.

On being put to the vote it was, unanimously:

RESOLVED – that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission (with the authority to finalise any matter including condition(s), legal agreement terms, or any later variations) subject to the following:

a) the applicant/landowner providing a Memorandum of Understanding Agreement relating to:

i) Travel Plan to the value of £5,000; and
ii) Section.106 monitoring fees to the value of £250 (plus indexation).

b) the condition(s) and informative(s) set out in the report and update report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

PC68 TWC/2025/0548 - 7 Pemberton Road, Admaston, Telford, Shropshire TF5 0BL

This application was for the change of Use of a dwellinghouse (Use Class C3) to a small children's residential care facility (Use Class C2) and creation of a driveway at 7 Pemberton Road, Admaston, Telford, Shropshire TF5 0BL.

The application was before Planning Committee due the significant number of objections that had been received.

An update report was tabled at the meeting which contained details of two further objections.

Councillor K Tonks, Ward Councillor, spoke against the application on behalf of the residents although they understood the need for these facilities. Concerns were raised regarding safeguarding and safety due to the location

on a busy junction, parking obstruction particularly at staff changeover, the dwelling being semi-detached and the significant harm it would cause the neighbours. Other concerns raised were the noise impact as no assessment had yet taken place, it was against Policy BE1, the lack of acoustic assessment which could fail the test under the NPPF and the discrepancies that had been contained in the original application.

Mr H Buckley, Applicant, spoke in favour of the application and assured residents that all of their concerns were at the forefront of their planning. In relation to traffic and congestion, the staff rota changeovers were outside of rush hour and there was ample space for three cars to park on the drive. A green scheme would be implemented whereby the children would walk to school every day. The children would not have significant needs and this would be intended for use for transition back to the family home. Soundproofing would be undertaken if it was considered necessary. A S184 application had been submitted in order to drop the kerb and landscaping would take place to keep the character of the community.

The Planning Officer informed Members that this was a proposed conversion from a dwelling to a children's care home for three young persons between the ages of 7 and 17. The scale and design of the dwelling would not be altered and the retrospective driveway was considered appropriate. There would be a condition requesting details of the landscaping to the driveway to enhance the character and appearance of the site and it surrounding area and it was not considered overdevelopment. The site was located near to the Shawbirch local centre and both primary and secondary schools and was situated within the sustain urban area and was compliant with Policy HO7 of the Telford and Wrekin Local Plan. The specialist housing team had raised no objection and there was a local sufficiency need for this type of housing. Amendments had been made to the scheme including the staff rota which would be staffed by two staff and a manager on a sift basis. There would be a staggered approach to changeovers in order to prevent disruption and to ensure there was sufficient off road parking which had been amended to three spaces. It was considered that although it was a semi-detached property that the proposal would not significantly prejudice, undermine or have a significant detrimental affect to the neighbouring property. Officers would look to condition details of additional insulation and noise mitigation measures. In relation to the Lawful Development Certificate at Admaston Spa, this had been assessed on the basis of whether the proposed works required the submission of a full planning application. In this case, officers had determined that a material change would occur and planning permission would therefore be required. There were a couple of discrepancies in the original documentation and the applicant was given the opportunity to amend this and the local planning authority's assessment to be finalised. Family style environments for young persons in care was favoured by Ofsted and officers considered the proposal to be acceptable as it complied with both local and national policies.

During the debate some Members were in favour of care within the community but considered that semi-detached properties were not suitable and detached

properties were preferable. It was considered necessary that any soundproofing needed to be put in place prior to any children moving in. Other Members raised concerned regarding the lack of acoustic assessment and whether this complied with Policy BE1 and suggested that a deferral take place for an acoustic assessment to take place. The lack of parking was a further concern and the property was on a corner which would not allow for any on-street parking. A question was raised regarding the staff rota and who would be on site and whether the external alterations on the driveway had been completed and if this involved the removal of green space, boundary walls or trees.

The Planning Area Team Manager East, addressed the concerns regarding noise and the conditions. A noise mitigation strategy would be submitted and reviewed by an independent Environmental and Health Officer and a noise survey be undertaken prior to any occupation. The frontage of the property had been paved to provide additional parking and staff changeovers had been staggered. In regard to complying with Ofsted standards, it was not known what the needs of the children were at this stage and the site was considered acceptable.

The Planning Officer confirmed that staff would work on a 48 hour rota and that a manager would be on site Monday to Friday 9am till 5pm. In relation to the driveway a condition had been requested that landscaping and green space be returned on the scheme.

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 (with the authority to finalise any matter including condition(s)) subject to the following:

a) **the conditions and informatives set out in the report and the update report (with authority to finalise Condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager).**

The meeting ended at 7.09 pm

Chairman: .....

Date: Wednesday 18 March 2026