

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 19 October 2022 at 6.00 pm in 4th Floor Meeting Room, Addenbrooke House, Ironmasters Way, Telford TF3 4NT

Present: Councillors C F Smith (Chair), G H Cook, N A Dugmore, I T W Fletcher, A S Jhawar, J Jones and P J Scott and B Wennington (as substitute for J Loveridge)

In Attendance: A Annett (Planning Officer), S Hardwick (Lead Lawyer: Litigation & Regulatory), V Hulme (Service Delivery Manager: Development Management), K Robinson (Democracy Officer (Scrutiny)), and M Turner (Area Team Planning Manager – East)

Apologies: Councillors G L Offland and J Loveridge

PC312 Declarations of Interest

In respect of planning application TWC/2022/0210, Councillor Smith advised that he was a member of Wrockwardine Wood & Trench Parish Council but had not been involved in any discussions on this application.

PC313 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting held on 21 September 2022 be confirmed and signed by the Chair.

PC314 Deferred/Withdrawn Applications

None.

PC315 Site Visits

None.

PC316 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] [planning applications REFERENCE and REFERENCE].

PC317 TWC/20022/0210 - Site of 2 Elim Terrace, Trench Road, Trench, Telford, Shropshire

This was an application for the erection of one dwelling on the site of 2 Elim Terrace to be used as a House in Multiple Occupation (HMO) with a maximum of three lettable bedrooms.

Councillor Stephen Reynolds, parish councillor, spoke against the application with concerns surrounding traffic levels and safety, existing drainage issues for residents, and the design of the proposed building. .

The Planning Officer informed Members that a number of concerns had been addressed in the report including increased traffic, parking arrangements, use as a HMO, and drainage. In terms of parking and traffic, it was appreciated that the road was often busy but it was considered that the increase associated with one dwelling would not have a significant impact. The parking provided by the development would be a betterment, reducing the parking space width on the main road and providing dedicated parking off road. The new access track would also mean users exited in forward gear, rather than reversing as they did prior to development. Concerns around trees and wildlife were acknowledged, a degree of felling and pruning had occurred prior to the application. However, a tree survey had been submitted and neither the Council's tree nor ecology officer had raised any objections.

Members were informed that the current application addressed the concerns that there had been raised in relation to the refusal of applications in 2015 and 2020. These included access arrangements, the lack of a tree survey, and scale design and massing.

Members raised issues around offsite trees, traffic, and parking. It was queried whether there could be a requirement for designated parking.

Offsite trees were council owned and there were separate powers to protect them.

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 subject to the following Condition(s) and Informative(s):

Condition(s):

Time Limit

Details of Materials to be Submitted

Foul and Surface Water Drainage

Landscape Design

Tree Replacements

Details of External Lighting to be Submitted

Site Environmental Management Plan

Parking, Turning, Loading and Unloading

Tree & Hedge Protection

Works in Accordance with the Approved Plans

Removal of all Permitted Development Rights

Informative(s):

Nesting Wild Birds

Fire Authority

Conditions

Reasons for Grant of Planning Permission

PC318 TWC/2022/0804 - Land west of, Hollinshead Way, Old Park, Telford, Shropshire

This was an s73 application to vary conditions on previously granted consent that allowed the import of soil for surcharging. The 2016 consent had been implemented but had not been completed. The consent conditioned HGV routing to ensure the eastern access to the site was used, deliveries between 7am and 7pm avoiding school pick up times, and an ecology survey. The 2018 variation allowed for the import of soil in an ad hoc manner and the creation of the labelled Mound A up to 5m in height. Mound A stood at 2m in height meaning that there was still capacity to the 5m limit.

The application proposed the importation of clean soil to the site in order to carry out surcharging works to improve ground strength and to monitor the settlement of the ground. All works would be carried out within the 4,500sqm site identified on the submitted Block Plan as 'Mound B'. This would not be done on an ad hoc basis but brought to the site over a one month period with 130 a lorries a day from the donor site in the town centre. The access condition would need to be varied for western access to the site. An amended route plan had been circulated to Members prior to the meeting.

Due to the increased intensity of importation, the original hours of transportation were no longer considered appropriate. New hours had been negotiated with transit permitted between 7:30am and 4:30pm.

The plans worked towards the Council's carbon neutral ambitions in that the soil would not be being transported out of the Borough to landfill.

Members raised points relating to the possible impact on retail and queried when the transport would likely start.

Officers stated that the movement of soil was not thought to be imminent but there was no set start date.

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

RESOLVED – that the Committee grant planning permission to the Development Management Service Delivery Manager, subject to the following:

A) No further representations being received during what remains of the consultation period which raise material considerations which are, in the opinion of the Development Management Service Delivery Manager after consultation with the Chair of Planning Committee, of such significance that the application should be reported back to Planning Committee for re-consideration and determination.

B) The following Condition(s) and Informative(s) (with authority to finalise and impose additional Conditions to be delegated to the Development Management Service Delivery Manager):

A04 Full with No Reserved Matters

B150 Constructive Environmental Management Plan (to include anti-mud measures)

B049 Pre-works and post-works survey on highway/access condition

C020 Works in Accordance with Traffic Management/Routing Plan

Ccust Chemical Certification

C38 Development in Accordance with Plans

D11 Hours of Work

C091 Works in Accordance with Ecological Report

The meeting ended at 6.39 pm

Chairman:

Date: Wednesday 16 November 2022