

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 3 April 2019 at 6.00pm in Meeting Room G3/G4 Addenbrooke House, Ironmasters Way, Telford TF3 4NT

Present: Councillors C F Smith (Chair), N A Dugmore, I T W Fletcher, J Loveridge, N C Lowery, L A Murray, S J Reynolds, P Scott and C R Turley

In Attendance: V Hulme (Development Management Service Delivery Manager), M Turner (Area Team Planning Manager), S Drury (Principal Development Planning Officer), Ian Lowe (Principal Planning Officer), I Ross, (Legal Advisor) M Rowley (Principal Engineer) and T Goffe (Highways Development Control Officer), J Clarke (Democratic & Scrutiny Officer) and T Carruthers (Business Support Officer)

PC-073 Apologies for Absence

None.

PC-074 Declarations of Interest

None.

PC-075 Minutes

Resolved – that the minutes of the meeting of the Planning Committee Meeting held on 13 March 2019 be confirmed as a true record and signed by the Chairman.

PC-076 Deferred/Withdrawn Applications

None.

PC-077 Site Visits

None.

PC- 078 Planning applications for determination

- a) TWC/2018/0596 – Site of Caravan and Camping Centre, Stadium Way, Hadley, Telford, Shropshire

This application was for the erection of 26no. dwellings, pumping station, landscaping, access and associated works following demolition of existing structures on site of Caravan and Camping Centre, Stadium Way, Hadley, Telford, Shropshire.

An update report was tabled at the meeting and gave details regarding the amended site plan submitted and the increased separation distances.

Mr J Brumwell, Clerk, spoke against the application on behalf of Hadley & Leegomery Parish Council who considered the previous planning application granted was acceptable. He raised concerns regards the increase in numbers from 14 to 26 as overdevelopment, lack of visitor car parking spaces the impact on the highway, access and visibility splays.

Mr M Gay, Applicant's Agent, spoke in favour of the application which he considered was a high quality small scale residential site with 100% affordable housing on a brownfield site in a sustainable location. This application would approve the surrounding area. It had its own access and would improve the local footpath network. The trees would be incorporated within the site with the exception of one TPOd tree which had been storm damaged but that replacement tree planting and regular maintenance of trees would take place. The foul pumping station was not within the root management of the trees.

The Planning Officer informed Members that the new site layout plan showed separation distances that were now acceptable. The site was 100% affordable housing and that the access would be upgraded together with the footway along Stadium Way. The car parking spaces were in line with the Local Plan and a Section 106 Agreement had been requested for education, recreation and affordable housing.

The Highways Officer confirmed to Members that the increase in dwellings would not have a negative impact on the highways and a robust transport assessment had been provided by the Applicant. Access, visibility and parking were in line with policy.

During the debate, some Members raised concerns regarding the impact on the traffic lights on Stadium Way. Other Members felt that although the principle of development had already been accepted, there was a concern regarding overdevelopment of this site. The loss of the Ash Tree was regrettable, but it was understood that it had suffered storm damage and decay and it was asked if all the options for development of the site had been considered.

The Highways Officer confirmed that all options for the site access had been considered and that the Arboricultural Officer had reluctantly agreed to the removal of the Ash Tree due to its decay but has requested mitigation measures.

Upon being put to vote, it was unanimously:

RESOLVED: that in respect of Planning Application TWC/2018/0596 that delegated authority be granted 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 (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager) relating to**
- **Primary Education contribution of £38,300**
 - **Secondary Education contribution of £17,000**
 - **Children’s Play/Recreation contribution of £10,200**
 - **Affordable Housing to be provided at 100% Provision**
- b) **the conditions and informatives 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).**
- b) TWC/2019/0917 – Land adjacent Sigma & Staubli House, Hadley Park East, Hadley, Telford, Shropshire

This application was sought approval for Plot A – erection of a petrol filling station and associated facilities with a drive thru building for A3 use (Use Class A3 – Restaurants and cafes) and associated landscaping, access and parking and Plot B – erection of 6no. units to be used for Use Classes B1 (Business) and B8 (Storage and distribution) with associated landscaping, access and parking and land adjacent to Sigma & Staubli House, Hadley Park East, Telford.

An update report was tabled at the meeting and referred to additional comments received from the Council’s Conservation Officer.

Mr J Brumwell spoke against the application on behalf of Hadley & Leegomery Parish Council who were not opposed to the development in principle but considered the original consent was flawed with regard to the impact on the Windmill – Grade II Listed Building. There had been a lack of comments from the Conservation Officer until challenged. They raised concerns regarding the obscuring of the Windmill from public view, the impact on the local road networks, and whether an assessment of the cumulative effect on neighbouring planning applications was included within the transport analysis.

Mr B Risk, Applicant’s Agent, spoke in favour of the application which complied with planning policy in respect of employment which would be provided through the B1 Use Classes, together with the petrol station and drive thru under the B8. The development was led by current market demand. The conservation officer raised no objection. Highway Officers had raised no concerns and there was safe access and egress to the site. The development brought forward various benefits and would create new jobs.

The Planning Officer informed Members that the principle of employment development had already been established through the granting of the previous permission and the development was located within a strategic

employment area within the Local Plan. B1 use contains a permitted change to a B8 use therefore a B8 use could also be supported as a fallback position and an amended site access had been included to accommodate HGVs at Hadley Park East. Highway Officers were satisfied with the transport assessment and with the minor amendments to the application. Although there was some impact on the listed building, the development brought significant economic benefits which outweigh the less than substantial harm to the listed building and on balance the development was satisfactory.

The Highways Officer informed Members that a cumulative approach had been taken along the length of the highway which was in the process of being dualled with works taking place on the roundabouts to improve capacity. Contributions had already been made in excess of £100k towards the improvement works. It was considered that B8 use would have less impact on the traffic network.

During the debate, some Members felt that there was a duty to protect the setting of the Heritage site although this had been degraded over the years. The principle of development had already been established and this site was within an allocated employment area. It was asked if further consideration could be given to the location of the drive thru which may make the scheme more acceptable. Other Members felt that as Units 5 and 6 had operating conditions on their units it was asked if the drive thru could have their hours of operation conditions to limit the impact on the Travel Lodge. It was further raised by some Members that although they welcomed the loss of the B2 industrial usage, that the B8 storage and distribution which impact the highway use at peak times and would the distribution units have limited hours of operation.

The Highways Officer informed Members that B1 use was normally for offices and that this would impact the highway at peak hours of 8-9am and 5-6pm and that the storage and distribution facilities were likely to operate outside of the peak hours.

The Planning Officer informed Members that it would be difficult to impose condition on the coffee shop as this had not been part of the original consent but he would discuss this with the Agent. The commercial units 5 and 6 had been conditioned due to the proximity to the hotel. The Planning officer confirmed that the relocation of the drive thru had been discussed with the Agent who was conscious of the extant consent and was reluctant to relocate.

Upon being put to vote, it was unanimously:

RESOLVED: that in respect of Planning Application TWC/2018/0917 that planning permission be granted subject to the conditions and informatives set out in the report and update report and for restricted opening hours for the drive thru A3 restaurant/café unit to be explored with the Applicant (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

c) TWC/2019/0087 – 33 Overdale, Telford, Shropshire TF3 5AL

This application sought the erection of a two storey side extension together with a porch to the front and a single storey rear extension.

The Planning Officer informed Members that a previous planning application had now expired.

Councillor J Francis, Ward Councillor, spoke against the application on behalf of the neighbours and raised concerns regarding the excessive and disproportionate size of the proposed extension, the impact on the neighbours' privacy and the lack of plans and information supplied.

Ms S Ziga, a member of public, spoke against the application who raised concerns regarding the size of the proposed extension which was two storeys and would become a five bedroomed mansion and would overshadow the entrance to her neighbouring property, the impact on the light to her property as well as the side wall which she felt would cause moisture, wet floors and moss and the intrusion on her privacy. She felt that the property would be better served by a one storey extension instead.

Mr Daniel Morris, Applicant, spoke in favour of the application and informed Members that he had previously moved the bathroom in the property upstairs converting a three bedroomed property to a two bedroomed property. The extension would include a porch and a games room with obscured glass and a bay window at the rear of the property. There would be two windows in the main bedroom, one with obscured glass and the brick exterior of the property would be matched to the existing property and would become an environmentally friendly four bedroomed family home which would need no further development in the future.

The Planning Officer confirmed the extension would convert the house to four bedrooms and although the extension was large Officers did not consider this to be inappropriate or overly dominant. One window had been removed from the original plans and the ground floor window would be obscurely glazed and would not open. Some of the upstairs windows would also be obscurely glazed.

During the debate some Members felt that it was significant that Ketley Parish Council had not objected to this application and that there were no reasons to refuse this application. Other Members felt that a permission had been granted in 2012 and that the proposed development was only 0.6m over the permitted development requirements and if adjustments were made this could be built without needing permission, although there was sympathy for the neighbours, on balance it was felt that the application was proportionate and not detrimental to its surroundings

Upon being put to vote, it was unanimously:

RESOLVED: that in respect of Planning Application TWC/2019/0087 that planning permission be granted subject to the conditions and informatives set out in the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

The Chair announced that the next meeting of the Planning Committee due to be held on 24 April 2019 was cancelled.

The meeting ended at 7.04pm.

Chairman:

Date: