

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 14 June 2023 at 6.00 pm in Southwater Library, Southwater Square, Southwater Way, Telford, TF3 4JG

Present: Councillors S J Reynolds (Chair), G Luter (Vice-Chair), S Bentley, G H Cook, N A Dugmore, T L B Janke and P J Scott

In Attendance: M Bailey (Senior Planning Officer)
S Hardwick (Lead Lawyer: Litigation & Regulatory)
P Stephan (Principal Planning Officer)
A Gittins (Area Team Planning Manager – West)
V Hulme (Development Management Service Delivery Manager)
K Robinson (Democracy Officer (Scrutiny))
M Shingler (Principal Planning Officer)

Apologies: Councillors J Jones and G L Offland

PC1 Declarations of Interest

In respect of planning application TWC/2023/0048, Councillor S Bentley advised that he was the ward Member and had read and listened to statements on the matter but had not been involved in any discussions on this application.

In respect of planning application TWC/2023/0048, Councillor A S Jhavar advised that he was a Member of Hadley and Leegomery Parish Council but had not been involved in any discussions on this application.

In respect of planning applications TWC/2022/1021 and TWC/2023/0048, Councillor S J Reynolds advised that he was a Member of Oakengates Town Council and Trench and Wrockwardine Wood Parish Council but had not been involved in any discussions on these applications.

PC2 Minutes of the Previous Meeting

Upon being put to a vote, it was by a majority, with one abstention:

RESOLVED – that the minutes of the meeting of the Planning Committee held on 15 March 2023 be confirmed and signed by the Chair.

PC3 Terms of Reference

RESOLVED – that the Terms of Reference be approved.

PC4 Deferred/Withdrawn Applications

None.

PC5 Site Visits

None.

PC6 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/2019/0104, TWC/2022/0914, TWC/2022/0969, TWC/2022/1021, and TWC/2023/0048.

PC7 TWC/2019/0104 - Land between Hartfield House/41, Pool Hill Road, Horsehay, Telford, Shropshire

This application was a deed of variation to a s106 agreement, relating to the development of 36 dwellings, to remove a proportion of planning obligations to provide off-site financial contributions and to reduce the amount of affordable housing provided as part of the development.

Mr N Laight, the applicant, spoke in favour of the application stating that unexpected changes in market conditions since the purchase of the site had made the development unviable with the financial contributions and affordable housing requirements previously agreed.

On being put to the vote, it was unanimously:

RESOLVED – that Delegated Authority be granted to the Service Delivery Manager to APPROVE THE DEED OF VARIATION TO THE S106 AGREEMENT subject to:

- A) The removal of a proportion of the existing planning obligations from the original agreed sum of £196,248.00 to £23,270.55 (including indexation) only.**
- B) The reduction of the affordable housing provision being provided, from 9 units (25%) to 7 units (20%).**

PC8 TWC/2022/0914 - Site of former Reynolds House/former Boyd House/Bishton Court/Addenbrooke House, Ironmasters Way/Boyd Close, Telford Town Centre, Telford, Shropshire

This was a hybrid planning application presented in two parts; Part A, a full planning application and Part B, an outline application with all matters reserved. The site would provide a mix of residential and commercial developments, open space, and parking. The existing Lawn Central footbridge would also be removed and replaced by street-level crossing. Public representation on the application had been limited. The Parish Council had

asked for involvement in the process and a stakeholder liaison group was proposed. The application was subject to a National Highways holding objection.

During the debate, Members discussed a number of issues around traffic and parking. Some Members wished to see different designs for the scheme in addition to those in the illustrative mock-ups in the report. Some Members expressed concern at the removal of the footbridge at Lawn Central.

In response to concerns over the removal of the footbridge, the Principal Planning Officer informed the Committee that the removal was part of wider public realm improvement and landscaping and would represent an improvement on existing accessibility. In terms of traffic, it was stated that the local highways authority had no objections to the scheme as long as a travel plan was in place.

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

RESOLVED – Delegated Authority be granted to the Service Delivery Manager to GRANT FULL PLANNING PERMISSION FOR PART (A) AND GRANT OUTLINE PLANNING PERMISSION FOR PART (B) (with the authority to finalise any matter including Condition(s), legal agreement terms, or any later variations) subject to:

- a) The removal of National Highways holding objection;
- b) The applicants entering into a Memorandum of Understanding (MOU) to secure financial contributions; and
- c) Conditions and informatives

PC9 TWC/2022/0969 - The Flowerpots, 16A Frame Lane, Doseley, Telford, Shropshire, TF4 3BQ

This was an application for the erection of a double garage. The application had been called-in by Dawley Hamlets Parish Council.

The Democracy Officer read a statement submitted by the Parish Council objecting to a number of aspects of the application including size and scale, usage, and potential impact on other residents.

Members were informed that the garage was to be used for hobby tractor storage.

On being put to a 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:

A) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-

- 1. A04 Time Limit**
- 2. B010 Details of Materials**
- 3. C38 Development in accordance with approved plans**
- 4. D03 Domestic garage restriction on commercial/living accommodation use urban area**
- 5. D21 Restriction on separate sale, letting and/or sub-letting**

PC10 TWC/2022/1021 - The Warehouse, Cockshutt Road, Oakengates, Telford, Shropshire, TF2 6EB

The application was for the change of use of a warehouse from furniture retailing to a children's day nursery and a single floor extension with a Section 106 agreement for a traffic regulation order.

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 Condition(s), Informative(s) and the Applicant entering into a Section 106 Agreement in respect of a Traffic Regulation Order and Section 106 Monitoring Contributions.

PC11 TWC/2023/0048 - Dale Brothers UK Ltd, Hortonwood 67, Hortonwood, Telford, Shropshire, TF1 7GU

The application sought full planning permission for the demolition of an existing portacabin office and security buildings and for the erection of new offices and storage warehouse including external forklift ramp and car parking. The item was before Members due to Section 106 contributions towards a traffic regulation order.

Cllr P Millward, on behalf of Hadley and Leegomery Parish Council, spoke against the application citing existing concerns around noise pollution from the site and the expectation that this would worsen as a result of the proposed works.

Cllr G L Offland, Ward Member, made a representation opposing the application. Cllr Offland raised concerns around noise and light pollution as well as ecology.

Dr H Suttonwood, a local resident, opposed the application on the grounds of noise pollution.

Mr N Dale, the applicant, spoke in favour of the application. Mr Dale stated that the noise levels on site were within WHO guidelines and that the company was expanding to continue to meet the needs of customers and to grow.

The planning officer informed Members that the site was within the strategic employment area of the Borough and the principle of development was accepted. The application would not change the use of the site but upgrade facilities. There had been breaches of conditions on the use of a lorry wash on site and a notice for this breach had been served. This, however, could not inform the Committee's decision.

In discussion, a number of Members raised concerns about the impact of noise on residents and stressed the need to enforce conditions imposed on the site.

Upon being put to the vote, it was, by a majority with one abstention:

RESOLVED – that that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to a Section 106 Agreement to secure Financial Contributions, Condition(s) and Informative(s).

The meeting ended at 7.35 pm

Chairman:

Date: Wednesday 19 July 2023