

## **PLANNING COMMITTEE**

### **Minutes of a meeting of the Planning Committee held on Wednesday 6 September 2023 at 6.00 pm in West Stand, AFC Telford United, Watling Street, Wellington, Telford, TF1 2TU**

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

**In Attendance:** S Evans (Legal advisor)  
A Gittins (Area Team Planning Manager – West)  
V Hulme (Development Management Service Delivery Manager)  
K Robinson (Policy Officer)  
M Turner (Area Team Planning Manager – East)

**Apologies:** Councillors S J Reynolds and P J Scott

#### **PC20 Declarations of Interest**

Councillor Janke declared an interest in planning application TWC/2022/0980 because he had been engaged in pre-application discussions around the development and indicated that he would withdraw from the meeting during the determination thereof.

In respect of planning application TWC/2023/0442, Councillor Cook advised that he was a member of Wellington Town Council but had not been involved in any discussions on this application.

#### **PC21 Minutes of the Previous Meeting**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 19 July 2023 be confirmed and signed by the Chair.

#### **PC22 Deferred/Withdrawn Applications**

None.

#### **PC23 Site Visits**

None.

#### **PC24 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 planning applications TWC/2022/0980, TWC/2023/0051, TWC/2023/0348, and TWC/2023/0442.

**PC25      TWC/2022/0980 - Site of Audley Court, Audley Avenue, Newport, Shropshire**

Councillor Janke exited the meeting room at the beginning of this item.

This was an application for the erection of 32 dwellings and the conversion of Audley Court into 11 affordable apartments. All would meet the national space standard. Audley Court was a locally listed building and would be almost entirely preserved. The application sought to remove the existing first floor extension, improving symmetry and restoring the original frontage.

Mr D Onions, the applicant's agent, spoke in favour of the application highlighting the delivery of affordable housing and the restoration of Audley Court's historic appearance.

The application site was located southeast of Newport. The site and buildings were vacant with residential care at the site ceasing in 2018. It had been appropriately marketed and had been subject to a community use offer that was significantly lower than the best offer. Located within the Newport urban area, the development was acceptable in principle. The new dwellings were acceptable in design terms and the development would be 35% affordable. Parking provision was above the required level. There were no statutory objections to the application.

Members noted some concern around parking levels and congestion as a result of school traffic near the site.

Upon being put to a 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 to secure the Affordable Housing and Financial Contributions in respect of Highways, Education and Healthy Spaces.**

**(a)      TWC/2023/0051 - Site of Montford, Castle Street, Hadley, Telford, Shropshire**

This application was for the demolition of an existing bungalow and the erection of 14 one bed apartments, associated parking, and communal areas. The development would be 100% affordable and would consist of supported living units.

Mr A Lane, the applicant's agent, spoke for the application, providing an overview of the development proposals.

Members heard that the site was not within a designated area. Though larger in scale than the existing bungalow the development would not be out of

keeping with other recent developments. Pedestrian pathways gave access to surrounding streets and amenities.

Upon being put to a 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** to secure **£22,000 contribution to the upgrade of nearby bus shelters.**

(b) **TWC/2023/0348 - Lawley Village Primary Academy, Bryce Way, Lawley, Telford, Shropshire, TF4 2SG**

This application sought full permission for the extension of existing buildings and facilities at Lawley Village Academy. The proposal would result in a doubling of capacity from 210 to 420 pupils, creating a two-form entry school. Expansion had been approved previously in 2010 and 2014, always labelled as a second phase. The school would serve the Lawley area, which had expanded extensively over the preceding decade. The development would also see the reconfiguration of parking on site. There had been no technical objections from statutory consultees. Community use of sports facilities would be ongoing.

Members queried why the original offer of community facilities had not been provided.

Members were informed that this had been due to safeguarding concerns. Community use was instead provided through out of hours use of facilities on site.

Upon being put to a 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) and Informative(s).**

(c) **TWC/2023/0442 - Site of The Lion, 3 Whitchurch Road, Wellington, Telford, Shropshire**

This application was for the conversion and extension of the former public house on the site to 10 assisted / transitional living units. The facility would be C2 use class and managed by Telford & Wrekin Council as part of the Council's corporate and social responsibility to provide facilities to cater for growing needs. 'C2' included different groups of people. However, the Council's Housing Strategy & Commissioning Programme Manager, in a letter published on the online file on 12 July 2023, had confirmed that the facility would be used to provide supported accommodation for young people aged 16+. Such groups could include care leavers who required a level of support to gain life skills prior to moving to independent living with their own

accommodation tenancies. The further information in the letter was submitted in response to residents' requests to clarify the type of accommodation being provided. The letter also confirmed the facility would be managed 24/7 with staff present at all times.

Cllr L Jinks, Town Councillor, spoke against the application citing inaccurate and misleading documentation, as well as concerns around use suitability.

Mr M Gledhill, a resident, objected to the application with concerns around layout, density, overdevelopment and noise.

The planning officer informed members that the site was located in Wellington in an area with a mix of properties and facilities. The proposed supported accommodation would support young people, with a registered provider operating the facility for Telford & Wrekin Council. The development was in line with both local and national policy and would bring a dilapidated property back into use. The Council's Built Heritage Specialist was supportive of the principal but objected to a number of specific elements, it was considered that on balance the benefits of the development outweighed the harm to the heritage asset.

Discussion focussed on harm to the heritage asset, securing the accommodation for young people, and staff accommodation on site.

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

**RESOLVED – that that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to Condition(s) and Informative(s).**

The meeting ended at 7.18 pm

**Chairman:** .....

**Date:** Wednesday 18 October 2023