

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 18 October 2023 at 6.00 pm in Third Floor, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG

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

In Attendance: S Hardwick (Lead Lawyer: Litigation & Regulatory), V Hulme (Development Management Service Delivery Manager) A Gittins (Area Team Planning Manager - West), M Turner (Area Team Planning Manager - East), and S Yarnall (Democracy Officer (Scrutiny))

Apologies: Councillors J Jones and G L Offland

PC26 Declarations of Interest

None.

PC27 Minutes of the Previous Meeting

Regarding the attendance of the previous meeting, a committee Member stated that they were in attendance at the last meeting and requested for the minutes to reflect this.

RESOLVED – that the minutes, subject to the above amendments, of the meeting of the Planning Committee held on 6 September 2023 be confirmed and signed by the Chair.

PC28 Deferred/Withdrawn Applications

None.

PC29 Site Visits

None.

PC30 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/2022/0972 and TWC/2023/0058.

PC31 **TWC/2022/0972 - Land fronting units A1 - A2 Stafford Park 11, Stafford Park, Telford, Shropshire**

This was an application for the erection of 4 industrial units, Use Classes B2/B8 and E(g), with associated parking, bin stores, landscaping, and access on land fronting Units A1-A2 Stafford Park 11. Amended plans had been submitted and circulated that noted the provision of PV panels on the roof of each of the units and an additional condition was proposed that required details.

Members expressed their pleasure with the inclusion of solar panels as part of the development. Members also commented on the proposal to plant trees to replace the removal of an established tree line to offset the carbon emissions. Members queried the monitoring of S106 monies with officers commenting that this was already available online and was updated annually.

On 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 FULL PLANNING PERMISSION** subject to **Condition(s) and Informative(s)**

PC32 **TWC/2023/0058 - Site of Ridgeways, Hem Lane, Halesfield, Telford, Shropshire**

This was a Full Planning Application for the erection of 31 dwellings with garages, landscaping and means of access. The application was being determined by Members as a major development subject to a Section 106 Agreement. The site was located on Hem Lane, a semi-rural location which was positioned between Halesfield and the boundary of the Borough. The application site measured in excess of 3 hectares and there was one existing dwelling on the site, which will be retained.

The application site was within the Telford urban boundary where the principle of development was acceptable. The site was well-contained with mature boundary treatments and was currently utilised as private amenity space for the existing dwelling.

Members commented on the location of development and highlighted concerns. The main concern related to the sustainability of the site, noting the development would be close to fast roads and appeared to not be near public transportation infrastructure; concerns were also raised over health care facilities. There was a request for further detailed information on the mitigation measures that would be delivered, if the development was approved. Officers commented that this would be part of the S278 Agreement (of the Highways Act) and confirmed that matters such as healthcare are strategically planned considering the local plan, and there was regular dialogue with the ICB.

A motion to defer the application pending a site visit was proposed and seconded. This motion entailed a site visit of the application and further

detailed information for the proposed highway mitigation to be presented to members before a decision would be made.

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

RESOLVED – that determination of planning application TWC/2023/0058 be deferred to allow the Committee Members to make a Site Visit and to allow for the provision of further clarification on highways matters.

The meeting ended at 6.47 pm

Chairman:

Date: Wednesday 22 November 2023