

TWC/2021/0358

Site of AGA Rayburn, Coalbrookdale Works, Wellington Road, Coalbrookdale, Telford, Shropshire

Works to facilitate the conversion of the former compressor house and reconstruction of the former pattern shop to provide 3no. dwellings – in association with the redevelopment of the former AGA site (Listed Building Consent Application)

*** AMENDED AND ADDITIONAL PLANS RECEIVED ***

APPLICANT

Shropshire Homes Ltd

RECEIVED

20/04/2021

PARISH

The Gorge

WARD

Ironbridge Gorge

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS THE APPLICATION HAS BEEN VALIDATED AS A NON-DETERMINATION APPEAL BY THE PLANNING INSPECTORATE (PINS) AND IT IS NECESSARY FOR THE PLANNING COMMITTEE TO CONFIRM TO PINS THEIR LIKELY DETERMINATION; HAD THE APPLICATION BEEN PRESENTED TO THEM WITH A RECOMMENDATION.

OFFICERS CONSIDER THAT THE LEVEL AND NATURE OF REPRESENTATIONS WOULD HAVE WARRANTED A COMMITTEE DECISION.

It should be noted that the reason the application had not proceeded to determination by the LPA is set out in full below but in brief, concerns were raised by ICOMOS (International Council on Monuments & Sites) about whether the proposal sustains the Outstanding the Universal Value (OUV) of the World Heritage Site (WHS) by ensuring that the idea of an industrial landscape is perpetuated. The Department for Digital, Culture Media and Sport (DCMS) advised the LPA that they should endeavour to address the ICOMOS concerns as far as is feasible. They further advised that should the development go ahead and ICOMOs concerns remain, there was a risk that the World Heritage Committee could judge the WHS to have been severely compromised and put on UNESCO List of World Heritage in Danger. This concern remains and therefore the recommendations of this report to Committee are on the basis that these concerns have been considered, but they are not material planning grounds that would allow refusal of the application.

Online planning file (listed building consent application):

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?ApplicationNumber=TWC/2021/0358>

- a) The purpose of this report is to:
 - i. advise Planning Committee of the recently received Non-determination appeal in regards to this application,
 - ii. outline how this has arisen, and to assist the appeal process;

- iii. seek guidance on the issues relating to how the Council's case should be presented at appeal and;
 - iv. ask the Committee to indicate what resolution they would have made on this matter
- b) The Local Planning Authority will need to write a Statement of Case, which is due on the 1st May 2024, with the appeal programmed as a hearing to take place on Tuesday 25th June 2024. This Statement of Case will outline the position of the Local Planning Authority and will need to set out the decision that would have been made by Planning Committee, should the application have been presented. In cases of non-determination appeals, it is important to gauge the views of the Planning Committee.
- c) In respect of the appeal process, all persons who were notified or consulted about the application, and any other interested persons who made representations regarding the Applications, have been written to and informed of the appeal.
- d) Any interested parties have sufficient time to respond formally to the Inspectorate (also by the 1st May 2024), and as such any comments received by the Planning Inspectorate by this time will form part of the appointed Inspector's deliberations. All existing representations made to date, will be sent to the Inspectorate.
- e) The jurisdiction to determine this application now lies with the Planning Inspectorate.

A REPORT HAS BEEN PRODUCED BELOW WHICH WILL FORM THE BASIS OF THE COUNCIL'S STATEMENT OF CASE PREPARED FOR THE APPEAL.

1. SUMMARY RECOMMENDATIONS

IT IS RECOMMENDED THAT THE COMMITTEE ADVISE WHETHER THEY WOULD HAVE BEEN MINDED TO GRANT THE APPLICATION FOR THE REASONS BELOW TO ASSIST THE COUNCIL'S RESPONSE TO THE NON-DETERMINATION APPEAL.

- 1.1 It is considered that should a formal recommendation have been made to the Planning Committee it would have set out a recommendation to:
- 1.2 Grant **DELEGATED AUTHORITY** to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to conditions, informatives and the applicant entering in to a S106 agreement, as detailed in the recommendation set out under TWC/2021/0356.
- 1.3 Grant **DELEGATED AUTHORITY** to the Development Management Service Delivery Manager to **GRANT LISTED BUILDING CONSENT** subject to conditions, informatives as set out in the below detailed recommendation.

- 1.4 This report should be read in conjunction with the Full Application (TWC/2021/0356), which will cover all material planning and Listed Building matters.

2. DETAILED RECOMMENDATION

- 2.1 Based on the conclusions above, as there are no material grounds to warrant the refusal of the application, it is requested that Member advise whether they would have been minded to grant Delegated Authority to the Service Delivery Manager to **GRANT LISTED BUILDING CONSENT** 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):-

Time Limit (Listed Building)

Further Details:

Materials

Material sample panel

Window/door sections

Schedule of Works – Pattern Shop

Schedule of works – Compressor House

Historic Photographic Record

Boundary treatments

Lighting Plan

Specifying:

Approved Plans

Informatives:

West Mercia Police

Coal Authority – Development Low Risk Area