

## **PLANNING COMMITTEE**

### **Minutes of a meeting of the Planning Committee held on Wednesday, 3 July 2019 at 6.00 pm in The Telford Suite, Telford Whitehouse Hotel, Watling Street, Wellington, Telford**

**Present:** Councillors C F Smith (Chair), J Loveridge (Vice-Chair), N A Dugmore, I T W Fletcher, A S Jhawar, J Jones, P J Scott and C R Turley

#### **In Attendance:**

#### **Apologies:**

#### **PC1      Declarations of Interest**

Cllr D White declared an interest in planning application TWC/2019/0216 because he was a member of Madeley Town Council and indicated that he would withdraw from the meeting during determination thereof.

Cllr J Jones declared an interest in planning application TWC/2019/0216 because he was a member of Madeley Town Council and indicated that she would withdraw from the meeting during determination thereof.

#### **PC2      Minutes of the Previous Meeting**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 5 June 2019 be confirmed and signed by the Chairman.

#### **PC3      Deferred/Withdrawn Applications**

None.

#### **PC4      Site Visits**

**RESOLVED** – that a site visit takes place at 3.30pm on Wednesday, 31 July 2019 at Tibberton Shop in respect of planning application TWC/2018/0960.

#### **PC5      Planning Applications for Determination**

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report regarding each planning application.

#### **PC6      TWC/2018/0957 - Land adjacent 10 Bluebell Coppice, Ketley, Telford, Shropshire**

This was an application for the erection of 4no. dwellings on land adjacent to 10 Bluebell Coppice, Ketley, Telford, Shropshire.

This application had been considered and deferred at the meeting of the Committee on 5 June 2019 to enable Members to undertake a site visit prior to the meeting.

The Planning Officer updated Members that late communication had taken place that day with the Applicant who asked to defer the application as they wished to reduce the amount of dwellings on the site from four to three. Whilst the development site could provide satisfactory space for four dwellings similar to the previous approved application, the applicant was unable to obtain land in private ownership and as such sought to amend the scheme to applicants land ownership only, reducing the width of the access road and reducing the number of dwellings served from this private drive, making this a deliverable scheme. A draft amended layout was handed to the Members and the speakers for their perusal. As members had debated the scheme at the previous meeting, and undertaken a site visit that afternoon, the Planning Officer sought the views of Members and speakers to consider the proposed reduced numbers and any other necessary amendments, to revise the scheme and re-consult in accordance with the requirements for consultation. . It was a vacant, overgrown site sufficient for the dwellings with a private access route. Members had seen the land differences on the site visit which had taken prior to the meeting.

Councillor S Millward-Thomas spoke against the application on behalf of Ketley Parish Council who raised concerns regarding the late submission of the amended plan. The Parish Council were not opposed to the development of the land and welcomed the reduction in numbers but continued to have concerns regarding the size of the dwellings, access, adequate parking and the land being part of the green network. He asked that the matter be deferred in order that further consultation could take place with the Parish Council and local residents on the revised scheme.

Mr J Edmonds and Mrs F Webb, members of the public, spoke in against the application. Mr Edmonds raised concerns that they had only been verbally told of the changes to the scheme in the afternoon prior to the meeting. Despite the reduction there would still be issues regarding the impact on the neighbouring properties, pedestrian safety, lack of access for emergency vehicles and construction traffic. The strip of land which would be required to widen the access route belonged to him and he did not give permission for this to be use. The red line had not been amended on the plan to show this and the proposed new scheme needed to have the red line amended prior to reconsultation. Mrs Webb raised concerns regarding fire safety guidance and the width of the access needing to be 3.7m, lack of view and recent near misses, issues with bin storage, not in keeping with the surrounding area and the size and the style of the units. She asked that the application be deferred for further public consultation.

The Planning Officer informed Members that the revised scheme delivered a sustainable development with good transport links to Wellington and the Town Centre. Although the development was on green network the site the loss

was considered acceptable under the new local plan as it has not met the 6 criteria. Highways supported the principle of the amended scheme and the bin store would be adjacent to the driveway.

The Highways Officer confirmed that they would consider the details of new proposals once it was out for reconsultation.

During the debate some Members felt that a reduction to three properties was acceptable but felt that the height differences may cause overlooking if the properties were erected on the existing levels and it was asked that the houses be repositioned within the site, or ground levels reduced to overcome this and the height of the development be conditioned. Concerns were raised regarding the access and it was suggested that an alternative access be explored prior to going to re-consultation.

The Development Management Service Delivery Manager confirmed to Members that the resolution being put to the vote was:

Delegated Authority be given to the Development Management Service Delivery Manager in consultation with the Chair to determine the proposed amended application for 3 dwellings after appropriate and required re-consultation with the public and, subject to requested amendments to grant planning permission.

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

**RESOLVED** – that in respect of Planning Application TWC/2018/0957 that Delegated Authority be given to the Development Management Service Delivery Manager in consultation with the Chair and after appropriate and required re-consultation with the public, to determine the proposed amended application for 3 dwellings and grant planning permission subject to the requested amendments and to the conditions set out in the report (with authority being given to finalise conditions and reasons for approval).

**PC7**      **TWC/2019/0216 - Land rear of Merlin House, Halesfield 19, Halesfield, Telford, Shropshire**

This application was for the erection of 2no. industrial buildings with associated parking on land rear of Merlin House, Halesfield 19, Halesfield, Telford, Shropshire.

The application was before the Planning Committee as it was subject to a S106 Agreement relating to financial contributions.

Councillors J Jones and D W left the room during the deliberations.

The Planning Officer informed Members that this application was for 2 general industrial units (use class B2) collectively totalling 1,900 sq metres. It was proposed that each unit be split into 4 smaller start up units for small to

medium sized companies and start up businesses. There were a total of 48 car parking spaces which was considered sufficient. S106 contributions were sought towards highways. No objections had been received.

Upon being put to the 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 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:
  - i) Highway contribution of £12,638.30 towards the Telford Growth Point Package relating to the Naird, Randlay Interchange and / or the Brockton Loop, payable upon the commencement of development, indexed and any unspent monies after 5 years refunded to the applicant;
- b) the conditions contained within the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

**PC8**      **TWC/2019/0235 - Wm Morrison Supermarkets Plc, Gresham Drive, Newdle, Telford, Shropshire TF3 5ES**

This application was for the installation and display of 11no. non-illuminated parking information signs at Wm Morrison Supermarkets Plc, Gresham Drive, Newdale, Telford, TF3 5ES.

This application had been called in by Lawley & Overdale Parish Council.

Councillor J Greenaway spoke against the application on behalf of Lawley & Overdale Parish Council who raised concerns regarding the public information signs and the relationship to the ANPR camera application TWC/2018/0714. Members had refused and was currently with the Planning Inspectorate awaiting a decision. The signs would have a detrimental impact on the local area, local residents, infrastructure and highway safety, local businesses and would cause the displacement of cars to other areas within Lawley. Signs had previously been refused due to the design codes and would have a negative impact on the local GP surgery, shops, local centre and the Lawley Running Club. This was a community car park and as the car park was never full the signage was unnecessary and a money making exercise.

Mr J Yorke, a member of the public, spoke against the application as this was a community car park owned by Santander Bank. The Planning Inspector's decision regarding ANPR had not yet been made and the signs referred to private property and sought to impose and enforce limits to the car park. The

car park was an integral part of the grand plan and there were stringent planning conditions in place and would have an impact on the unfettered community use of the car park. It would have a detrimental impact on highways, traffic and the bus route. The car park was the beating heart of the community and felt that this application should be rejected.

Ms S Lowe, Applicant's Agent, spoke in favour of the application and explained that the application had been amended and was for 11 non-illuminated signs which were compliant with the development plan. The subject matter of the signs was not relevant to this application and was not a material consideration and she agreed with the Officer's balanced report.

The Planning Officer informed Members that the number of signs had reduced from 19 to 11 and was for a series of adverts only. An application for 23 signs had been previously refused on visual grounds and it was hoped that the reduction in the number of signs would address previous concerns. There were no highway impact and no technical reasons to reject the application.

The Highways Officer informed Members that they had no objection in principle as this application was on private land and there was no highway consequence for the installation of the signs.

During the debate some Members had sympathy with the small businesses and residents and raised concerns with the impact of the signs would displace the parking to other areas. Other Members felt that the signs were not in accordance with the design code and would cause visual clutter and was against Policy BE1(1) of the Local Plan. It would not enhance the visual amenity of or the quality of the built-up area and the harm caused would not outweigh the benefits. It was not clear whether the 3 hour limit would cover the whole 24 hour period or just when the store was open and the local businesses would not flourish or survive without the use of the car park.

It was suggested that this application be deferred until the result of the ANPR Application currently before the Planning Inspector was received and that the benefits of the scheme that outweigh the harm caused were explored further.

Following the debate it was, unanimously:

**RESOLVED – that in respect of Planning Application TWC/2019/0235 that this application be deferred until the decision had been received from the Planning Inspectorate in relation to the ANPR cameras and that the benefits of the signage scheme could be further explored.**

(a) TWC/2019/0252 - Land East & South of Sheldar/Covings/The Old Stables, Back Lane, Tibberton, Newport, Shropshire

This application was for the erection of 15no. dwellings and garages with associated access on land East and South East of Sheldar/Covings/The Old Stables, Back Lane, Tibberton, Newport.

Councillor Stephen Burrell had requested that this application be determined by the Planning Committee.

Councillor N Eyles spoke against the application on behalf of Tibberton & Cherrington Parish Council who raised concerns regarding the density, the height of the development, access, increased traffic movements, the single car track with only 1 passing place, the lane being used as a shortcut and it was requested that the number of dwellings be reduced.

Councillor S Burrell, Ward Councillor, whilst he acknowledged that the outline permission had already been granted, he raised concerns regarding the access of Back Lane, the lack of regard to the neighbours at Covings and Sheldar and he echoed the concerns of the Parish Council. He raised further concerns regarding footpath which remained on the updated site plan. He questioned what benefits Tibberton would be receiving from this development and if the S106 monies could be spent within the village of Tibberton.

Mr H Thorne, Applicant, spoke in favour of the application which already had consent for 14 dwellings and this application was an increase of 1 dwelling which would then become a mix of 15no. 2, 3 and 4 bedroom dwellings. The access would now be via Plantation Road which was more acceptable and now had passing places. He confirmed he would take on board the comments regarding the removal of the footpath from the plan and considered that the development was acceptable and included 2 bungalows and provided 5 affordable housing units. Section 106 monies would be spent wisely on the local highway.

The Planning Officer informed Members there were no technical objections and a S106 agreement had been secured towards education in the sum of £85,000, £28,000 for highway improvements and £9,000 for play equipment and there 5 affordable housing units amounting to 35%.

The Highways Officer informed Members that the access onto Plantation Road was an improvement to the previous access onto Back Lane. Work towards the footpath and the Right of Way to the School would take place and that a further passing place had been installed to the left of the access on Plantation Road. Highway contributions would go towards the pot for the work taking place on the B5062.

During the debate some Members whilst accepting that the site would be developed, raised concerns regarding the increased highway traffic onto Plantation Road, the lack of passing places and what was the timescale for the B5062 improvement scheme and when the passing places would be installed. Other Members asked if the S106 monies would be spent on the village of Tibberton for the benefit of the residents but were content with the mix of 15 dwellings which is what a village scheme should be.

The Highways Officer explained that the footway works would need to be completed prior to occupation of the first dwelling. The Scheme for the B5062 was being designed and would go out to public consultation to the residents

and the Parish Council and that this would take a month or two to complete. He envisaged that it could be approximately 6 months, Spring 2020, when the scheme would be finalised.

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

**RESOLVED** – that in respect of planning application TWC/2019/0252 that delegated authority be granted to the Development Manager 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:
  - i) Primary Education Contribution of £60,715;
  - ii) Transport to Secondary Education Contribution of £24,240;
  - iii) Highways contribution of £28,500;
  - iv) Children’s Play/Recreation Contribution of £9,000;
  - v) Affordable Housing Provision of 35% (5 dwellings)
  
- b) The conditions contained within the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

The meeting ended at 7.17 pm

**Chairman:** .....

**Date:** Wednesday, 31 July 2019