

## **PLANNING COMMITTEE**

### **Minutes of a meeting of the Planning Committee held on Wednesday 11 December 2024 at 6.00 pm in Council Chamber, Third Floor, Southwater One, Telford TF3 4JG**

**Present:** Councillors S J Reynolds (Chair), G Luter (Vice-Chair), G H Cook, F Doran, N A Dugmore, A R H England, T L B Janke, A S Jhawar, J Jones and P J Scott

**In Attendance:** V Hulme (Development Management Service Delivery Manager), A Gittins (Area Team Planning Manager - West), M Turner (Area Team Planning Manager - East), K Craddock (Principal Planning Officer), M Rowley (Principal Engineer), B Holloway (Biodiversity Technician), S Hardwick (Lead Lawyer: Litigation & Regulatory) and J Clarke (Senior Democracy Officer (Democracy))

**Apologies:** None.

#### **PC14      Declarations of Interest**

Cllr S Reynolds declared an interest in planning application TWC/2024/0521 because he had commented on the application and indicated that he would withdraw from the meeting during determination thereof.

#### **PC15      Minutes of the Previous Meeting**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 11 December 2024 be confirmed and signed by the Chair.

#### **PC16      Deferred/Withdrawn Applications**

None.

#### **PC17      Site Visits**

None.

#### **PC18      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 planning applications TWC/2024/0521 and TWC/2024/0612.

**PC19      TWC/2024/0148 - Ellerdine Grange Farm, Ellerdine, Telford, Shropshire, TF6 6QR**

This was an outline application for the erection of 2no. barn egg laying units (24,000 birds per unit) including all associated works at Ellerdine Grange Farm, Ellerdine, Telford, Shropshire, TF6 6QR.

The Application was before Planning Committee at the request of Ercall Magna Parish Council.

Councillor Kevin Connor, Ercall Magna Parish Council, did not object to the application in principle but in relation to the units and the local and impact on neighbouring properties and businesses. He was grateful that many of the issues raised could be managed by conditions, the S106 Agreement and highway mitigation measures and was aware that further work to finalise details of passing places needed to be undertaken. He raised concerns regarding pollution, the geography and topography in the locality of Ellerdine lakes due to the ground saturation and surface run off to the sites below. Flash flooding could take place at any time and one spill or leak would have an impact on the wildlife and flora and fauna of the area.

Mr R Corbett, Applicant's Agent, spoke in support of the application which was of a well designed and stable form which helped to tackle climate change and it was on the top 100 list for investments into the UK. No objections from consultees had been received and DEFRA supported the proposals and it delivered against their targets for health, welfare and wider sustainability and innovation which maximised food production and reduced carbon emissions. The units were dry cleaned rather than power washed every 14 months. Highway improvements would benefit local residents and visitors to the fishing pools and in relation to drainage the S106 agreement would set out conditions in relation to the foul surface drainage.

The Planning Officer informed Members that the drainage would be dealt with by conditions and this was normal practice. The washdown process would be via a dry process every 70 weeks whereby litter would be blown into another part of the building. The shed was air conditioned and cleaned the ammonia from the air and removed odours and particles. The dry manure was put into sheeted containers within the buildings which was different than broiler chickens for meat. The dry litter would be sent to the burner unit owned by the applicant for the wider sustainability as it created electric and heat which was used on the farm in Wem. This improved the carbon neutrality of the overall system as the bottom ash was used as a fertiliser with nothing being wasted. In respect of the Parish Council's concerns in relation to the tank washdown process, the tanks would not contain water. Where there is moisture content this would be sterilised before new chickens enter and there would be no contamination as this would be dealt with by the soakaways in the field.

During the debate, some Members felt that this was an innovative project and as the cleaning process and contamination had been addressed it was an

exciting development on balance. It was an innovative design with solar panels which should be encouraged on large scale industrial units with natural lighting and outdoor areas for the birds. Officers had given reassurance on the risk of pollution. A question arose on how many jobs the application would create. It was also asked how close the outdoor area for the birds was to the lakes and what percentage chance of the lakes being affected by contamination.

The Planning Officer confirmed that the application would create 1 full time and 3 part time jobs. In relation to the cleansing of the outdoor area, this would be conditioned and there would be no pollution when the area was cleaned.

On 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 (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) subject to the following:**

- a) **the applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (item i. subject to indexation from the date of committee), with terms to be agreed by the Development Management Service Delivery Manager, relating to:**
  - i) **£17,000 towards implementation of advisory and directional traffic signing along the unnamed road leading north towards Hazles Road, Hazles Road and the A442,**
  - ii) **a Routing Plan to secure that all Heavy Good Vehicle movements associated with the site shall be routed via the unnamed road leading north towards Hazles Road, Hazles Road and the A442 (and vice versa),**
  - iii) **S106 Monitoring Fee of £250.00; and**
  
- b) **the conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) set out in the report.**

**PC20      TWC/2024/0521 - The Place, Limes Walk, Oakengates, Telford, Shropshire, TF2 6EP**

This application was for the partial demolition of theatre and construction of a new main theatre auditorium, secondary studio, concourse and back of house facilities in addition to the refurbishment of the retained wing of the building to form extension to the theatre with new restaurant and bar and external works comprising landscaping, replacement substation and reconfiguration of the theatre car park, New Street car park and on-street parking at Slaney Street at The Place, Limes Walk, Oakengates, Telford, Shropshire, TF2 6EP.

This application was before Planning Committee as the proposal involved the Council as the Applicant.

An update report was tabled at the meeting and updated members on the provision of parking.

The Planning Officer informed Members that this was the next phase of the regeneration of Oakengates town centre, in order to make this a destination and better serve the residents and attract visitors and businesses. It was supported by a range of policies in the Local Plan which would help to improve the economy, increase the cultural provision, and enhance the community facilities. It also addresses matters of ecology, land stability and highways infrastructure. There were approximately 390 parking spaces available across the town centre to serve businesses and shoppers although due to the range of users and services these parking spaces could not be apportioned to any one particular user. By applying the Local Plan parking standards 129 of these spaces could be considered as serving the theatre with 174 parking spaces being required for the most popular shows when the theatre was operating at capacity. To assist with concerns, the applicant had provided 32 additional spaces reconfiguring the parking spaces at the Theatre Car Park, New Street and Hartshill Park. An enhanced travel plan had been submitted and would evolve over the time, identifying what worked well and how visitors could be encouraged to visit and improve way finding from the bus and train stations. Arriva buses would be approached to ensure arrivals and departures would coincide with before and after any shows taking place.

During the debate, some Members welcomed the application and felt that this was a huge boost to Oakengates. On the comment from Oakengates Town Council what conditions could be put in place in order for disruption to the site and the area being kept clean and tidy in order that it did not become disruptive. Other Members considered that the walls needed to have something to reflect the building being a theatre. Queries were raised in relation to what would happen to the nursery after the 5 year temporary permission to relocate, would the library need to locate and would the theatre rarely be filled to capacity. Other Members were encouraged in relation to parking and the plan to move away from cars and promote active travel.

The Planning Officer confirmed that there was a construction and environmental management plan in order to minimise the impact of the development. In relation to capacity, this information was supplied by the Applicant and their visitor data which was based on 75% normal capacity.

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 (with the authority to finalise any matter including Condition(s), Legal Agreement Terms, or any later variations) subject to the following:**

- a) the applicant/landowners providing a Memorandum of Understanding agreement relating to:
- i) to the provision of a £5,000 for Travel Plan monitoring (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager);
  - ii) S106 monitoring fee of £250; and
- b) the condition(s) (with authority to finalise Condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager) contained in the report.

**PC21      TWC/2024/0612 - Land north/east of Greenways Farm Shop, Off Church Street, St Georges, Telford, Shropshire**

This was an outline application for the erection of around 80no. dwellings with associated infrastructure and landscaping works on land North of St Georges Bypass, St Georges, Telford, Shropshire, TF2 9LF on land north/east of Greenways Farm Shop, Off Church Street, St Georges, Telford, Shropshire.

At its meeting on the 23 October Members agreed that the application be deferred in order to request the applicant consider a reduction in the number of dwellings.

Councillor S Handley, Ward Councillor spoke against the application, who was not against new developments, but felt careful consideration needed to be given to where they were built. He raised concerns regarding the windfall site, which was a speculative development, the additional pressure on health services, schools, the local highway and the village being used as a shortcut for traffic, the historical land and the moat, damage to the local wildlife habitat and if a newt survey had been undertaken. The land was currently used for organic grazing and the loss would be disappointing. The lease on the land housing the farmhouse was due for renewal within five years and he considered that this could lead to further housing and highway impact.

Councillor R Tyrrell, adjoint Ward Councillor, raised concerns on the speculative application. The land was not identified in the Local Plan and there had been. There had recently been two developments in the locality already completed with a further development east of Priorslee underway. The site house an historic Roman moat and Policy BE8 sought to protect to archaeological heritage. Concerns were raised regarding drainage and the flood risk assessment and the lack of compliance with policies ER11 and ER12, highway impact and the speed of the traffic of 60mph.

Mr A Whittle, member of the public, spoke against the application and raised concerns regarding the lack of consultation, residents' views not being taken into consideration, impact on the historical site, a recent blue light traffic incident on the proposed access to the site, a recent water shortage and the

grading of the pumping stations, the site of the tree planting and lack of privacy.

Mr P J Triplow, Applicant's Agent, spoke in favour of the application. The masterplan had now been amended from 100 dwellings to around 80 dwellings with open space increasing from 9,000 to 10,000 square metres. Two continuous green corridors running across the site had now been incorporated which increased the green space offer, widened the public right of way and brought forward biodiversity on the site. Included was an informal play space and two areas for community growing. The apartment building had now been removed and a zone suitable for bungalows had been identified. Facing rear windows would be no closer than 21m and there would continue to be a 5m development free zone to protect the moat. Density fell to 17 dwellings per hectare with the inclusion of the open space. A S106 Agreement would deliver improvements to healthcare, education, highway safety and green infrastructure.

The Planning Officer informed Members that following the deferral at the last meeting the Applicant had reduced the dwellings from 100 to around 80 and had provided an additional parameters plan to aid decision making which illustrated how the site could look. This was an outline planning application seeking to establish the principle of development for residential purposes with access being a reserved matter. Policy SP1 supported development within the urban boundary with a presumption in favour of development and there were no policy designations on the site. The Ecology Officer had requested a green buffer to the south of the site which had always been intended as a pedestrian route. The apartments had been removed from the application and a 5m buffer around the moat would be retained. In relation to play provision, the majority of S106 funding would go in improving the current provision, but there would be informal play included along the pedestrian routes which included boulders and stepping stones. Single storey bungalows would be built alongside the existing dwellings at Park Close which would lessen the risk of overlooking and fencing, landscaping and screening would be undertaken at ground floor level. Density had been a key issue and this had been addressed in the update report and was substantially lower than the average for Telford. The site was white land as shown on the Proposals Map in the local plan and a windfall site, which the Council relied upon for meeting its housing targets. Speculative sites were, in planning terms, for industrial developments where end users were unknown at the time of the planning application. The applicant had agreed to pay the S106 contributions in full as well as 25% affordable housing on-site. Archaeology would be protected through the parameters plan and archaeology conditions. Severn Trent Water and the Council's Drainage Engineers supported the application subject to conditions which would come forward through the reserved matters application. An ecological appraisal on the site had taken place and mitigation measures would come forward in relation to newts if they were found on site.

During the debate, some Members welcomed that the developers had listened to concerns and had reduced the number of houses and the density and had agreed to 25% affordable housing. It was refreshing that the S106 had been

agreed in full and welcomed the large section of green space and the buffer. Other Members felt that there needed to be strict agreement on the number of houses set at 80. It was asked if the S106 contributions specifically from Telford ICB (Integrated Care Board) were earmarked for local GP surgeries and for appointments. Concerns were raised regarding the access and if this was in the wrong place due to the congested roundabout at peak travel times and if the application would come before Members at the reserved matters stage.

The Planning Officer confirmed that the number of houses would be up to 85 as currently it is indicated that there would be houses on the site, but this may change from 1 house to 2 maisonettes, or 1 large bungalow into 2 smaller bungalows, and this would be limited to 85 maximum and the applicants would not be able to go above this figure under this planning consent. In relation to the S106 contributions, this had been ring fenced to 4 local GP surgeries which had been identified by the Integrated Care Board. In relation to the reserved matters, this would be a separate application and would be subject to consultation. The call-in procedure was there if Members were minded to bring the application before Committee.

Upon 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 outline planning permission (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) 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) **Education: £710,275 (Primary £524,559; Secondary £185,716) (based on 80no. dwellings or pro rata to reflect the number and type of dwellings being proposed at Reserved Matters stage);**
  - ii) **Highways: £68,146 (based on 80no. dwellings or pro rata to reflect the number of dwellings being proposed at Reserved Matters stage);**
  - iii) **Affordable Housing: 25% to be provided on-site;**
  - iv) **Healthy Spaces: £166,561.96 (Play); £52,000 (Sport and recreation) (based on 80no. dwellings or pro rata to reflect the number and type of dwellings being proposed at Reserved Matters stage);**
  - v) **Ecology: £80,000 (The Flash Local Nature Reserve) (based on 80no. dwellings or pro rata to reflect the number of dwellings being proposed at Reserved Matters stage);**

- vi) **NHS: £71,661 (based on 80no. dwellings or pro rata to reflect the number of dwellings being proposed at Reserved Matters stage);**
- vii) **Bus Shelter upgrades: £20,000**
- viii) **Monitoring Contribution: 2%; and**

**b) the condition(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) set out in the report and the update report.**

The meeting ended at 7.53 pm

**Chairman:** .....

**Date:** Wednesday 5 February 2025