

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 12 February 2020 at 6.00 pm in Meeting Rooms G3/4, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT

Present: Councillors N A Dugmore, I T W Fletcher, A S Jhavar, J Jones, K Middleton, K S Sahota (as substitute for C R Turley), C F Smith (Chair) and W L Tomlinson (as substitute for P J Scott)

In Attendance:

Apologies: Councillors J Loveridge, P J Scott and C R Turley

PC57 Declarations of Interest

None.

PC58 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting of the Planning Committee held on 15 January 2020 be confirmed and signed by the Chairman.

PC59 Deferred/Withdrawn Applications

None.

PC60 Site Visits

None.

PC61 Planning Applications for Determination

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

PC62 TWC/2019/0840 - Land North East of Halesfield Roundabout, Halesfield 18, Halesfield, Telford, Shropshire

This was an application for the erection of 3 no. units with ancillary offices (use Classes B1, B2 and B8) and associated parking, service yards and landscaping on land North East of Halesfield Roundabout, Halesfield 18, Halesfield, Telford.

This application had been referred to Planning Committee as it contained a planning obligation securing a financial contribution towards highways.

The application was situated within the Halesfield Strategic Employment Area where the principal of new employment development was supported by the

local development plan as well as an area of employment within the Madeley Neighbourhood Plan. Each unit had its own allocated staff parking spaces together with turning, parking and servicing for HGVs and was compliant with the parking standards. A highways contribution of £31,595.75 was requested based on trip generation information submitted in the Transport Assessment. There would be some loss of trees, although the perimeter would be retained but there were no protected species in the area. It was considered that there would be limited potential noise nuisance as the nearest residential property was 260m to the east. With regard to the Flood Risk Assessment which had been undertaken, Drainage Engineers had asked for clarification regarding mitigation measures needed to the north of the site at Holmer Lake. Members were asked to consider that this application be delegated to the Development Management Service Delivery Manager, in consultation with the Chair, to reach satisfactory flood risk management and that all drainage issues and concerns be adequately dealt with by way of condition. The development brought significant benefits with regard to inward investment and job creation and although no tenants had been secured, the commercial floor space was in a highly sought after location.

During the debate, some Members raised concerns regarding the drainage whether all neighbouring businesses had been consulted.

The Planning Officer informed Members that if Members were minded to approve the application the Development Management Service Delivery manager, in consultation with the Chair, would make the decision to refuse or approve the application. The application was in a strategic employment area and that this was the last undeveloped part of the site and it was necessary to follow the correct procedures.

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 subject to:

- a) the Development Management Service Delivery Manager, in consultation with the Chair of Planning Committee, being satisfied that the flood risk to the application site was such that all drainage issues and concerns could be adequately dealt with by way of condition;
- b) the applicant/landowners submitting a Unilateral Undertaking or entering into a Section 106 agreement with the Local Planning Authority relating to
 - i) a financial contribution of £31,595.75 towards strategic highway improvements with indexation calculated from the date of this Committee; and

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

The Chair informed Members that this was the last meeting for S Drury, Planning Officer. The Chair thanked the Officer and wished him all the best in his new venture.

The meeting ended at 6.13 pm

Chairman:

Date: Wednesday, 11 March 2020