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## PLANNING COMMITTEE

### Minutes of a meeting of the Planning Committee held on Wednesday, 15 July 2020 at 2.00 pm in Video Conference

**Present:** Councillors N A Dugmore, I T W Fletcher, J Jones, J E Lavery, K Middleton, P J Scott, C F Smith (Chair), C R Turley (Vice-Chair) and D R W White

**In Attendance:** A Gittins (Area Team Planning Manager - West), V Hulme (Development Management Service Delivery Manager), I Ross (Legal Adviser) and Penny Stephan (Principal Planning Officer)

**Apologies:** Councillors R Mehta

#### **PC88      Declarations of Interest**

In respect of planning application TWC/2020/0357, Councillor Turley advised that he was a member of the Great Dawley Town Council but had not been involved in any discussions on this application.

#### **PC89      Minutes of the Previous Meeting**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on Wednesday 20<sup>th</sup> May 2020 be confirmed and signed by the Chairman

#### **PC90      Deferred/Withdrawn Applications**

None.

#### **PC91      Site Visits**

None.

#### **PC92      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 planning applications TWC/2019/1043 and TWC/2020/0357.

#### **PC93      TWC/2019/1043 - Site of Wellington and District Cottage Care, 79 Haygate Road, Wellington, Telford, Shropshire**

This application sought full planning permission for the conversion of the existing two storey building into 6 residential apartments, two of which would be two beds and the remainder three beds. These would be served by

allocated parking spaces dotted around the perimeter of the building, alongside open space dedicated to each unit.

Permission was further sought for the erection of 9 bungalows, with four to the front of the existing building, two at the side and the remaining three at the rear.

Mr Osian Jones, Applicant's Agent, spoke in favour of the application. He noted that his client had managed to secure permission to develop the whole site as was recommended by the Conservation Officer. The former cottage care hospital within the site had generated local interest to be marked as a listed building although this was not of national interest. The proposal was for a high quality, low density scheme for local residents. Mr Jones assured committee members that the applicant had worked closely with the planning and conservation officers to ensure that minimal changes were made to the existing building and that the design was continued throughout the proposed properties. There would be sufficient parking spaces planned to accommodate the properties and there was existing access to the site causing no issues with highways.

The Area Planning Manager noted that the site was on a piece of existing green network. However the Council's Ecologist supported the scheme due to the provision of the ecology pond and ecology area. The scheme also had the significant benefits of retaining the Building of Local Interest. The proposal also represented the holistic development of the site whereas a previous development only proposed development at the rear, potentially leaving the former hospital building vacant. The development would also offer additional accommodation for the over 55's which was supported by the local plan policy for the aging population.

Members commended the work of the officers to mitigate any potential issues with the development. They raised questions as to whether the chimney's proposed on the new properties would be functional or cosmetic, the tennis court lighting and how they would affect residents and the safety provisions around the proposed pond.

The Planning Officer assured members that the pond would be adequately fenced and that the nature of the tennis court floodlights had been assessed and photographs had been provided illustrating the cowl which will minimise any impact on amenity .

On being put to the vote it was, unanimously:

**RESOLVED** – that in respect of planning application TWC/2019/1043 delegated authority be granted to the Development Management Service Delivery Manager to grant full planning permission subject to:

**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) Recreation contribution of £9,000 towards refurbishment / enhancement of provision within the neighbouring Bowring Park

ii) Age restriction of units to residents 55+ years.

**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.**

**PC94      TWC/2020/0357 - Telford Langley School, Duce Drive, Dawley, Telford, Shropshire TF4 3JS**

This planning application sought full planning permission for the erection of a new teaching block at Telford Langley School, Duce Drive, Dawley, Telford, TF4 3JS.

The proposed teaching block had an internal gross floor area of 2142sqm comprising of 14 general teaching rooms, 1 Special Educational Needs rooms, 1 nurture room, 2 group rooms and associated supporting provisions.

There were no public speakers registered to speak on this application.

Members spoke in favour of the application as this would help the current crisis regarding the lack of school places.

Members also expressed their disappointment that despite the application being proposed by the council, there was a distinct lack of environmental energy sources, such as solar panels and heat pumps etc. and believed the council should be leading by example to encourage the use of sustainable energy.

The Planning Officer explained that insulation measures were in place but no further plans had been made for sustainable energy as the proposed building would be interconnected to the existing building.

Upon being put to vote, it was unanimously:

**RESOLVED - That in respect of planning application TWC/2020/0357 delegated authority be granted to the Development Management Service Delivery Manager to grant full planning permission subject to conditions, informatives and the applicant entering in to a Memorandum of Understanding to secure financial contributions to monitor a Travel Plan.**

The meeting ended at 2.33 pm

**Chairman:**  
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**Date:** Wednesday, 2 September 2020