

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 2 September 2020 at 2.00 pm in Remote Meeting

Present: Councillors N A Dugmore, I T W Fletcher, J Jones, K Middleton, P J Scott and C R Turley (Vice-Chair)

In Attendance: J Clarke (Democratic and Scrutiny Services Officer), K Denmark (Principal Planning Officer), A Gittins (Area Team Planning Manager – West), V Hulme (Development Management Service Delivery Manager), K Robinson (Democratic and Scrutiny Services Officer), I Ross (Legal Adviser), Mark Turner (Area Team Planning Manager – East)

Apologies: Councillor R Mehta

PC95 Declarations of Interest

In respect of planning application TWC/2020/0518, Councillor Sahota advised that the application fell within his ward, but he had not been involved in any discussions on this application.

In respect of planning application TWC/2019/0987, Councillor Turley advised that he was a member of the Great Dawley Town Council and Stirchley and Brookside Parish Council, however, he had not been involved in any discussion on the matter and would remain in the meeting during the course of the item.

PC96 Minutes of the Previous Meeting

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

PC97 Deferred/Withdrawn Applications

None.

PC98 Site Visits

A site visit to the Masonic Hall, Constitution Hill, Wellington was to be arranged prior to the next meeting of the Committee.

PC99 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/2020/0518** and **TWC/2019/0987**.

PC100 **TWC/2020/0518 Land adjacent NFU Mutual, Agriculture House, Southwater Way, Telford Town Centre, Telford, Shropshire**

This application sought full planning permission for 46 residential units for rent, including 24% affordable rent. This would be a mixture of 1 and 2 bedroom flats, and 2, 3 and 4 bedroom houses. New planting was also proposed along the eastern and southern boundaries.

Members received a short presentation on the development in question from the Planning Officer present. Officers were seeking delegated authority to grant full planning permissions, in consultation with the Chair, for once mitigations had been assessed.

The Democratic and Scrutiny Services Officer read a submission from a speaker, on behalf of Asda, due to technical issues. The speaker raised concerns in respect of noise pollution, given that the store operated on a 24 hour basis and the proximity from the boundary.

In response to a question, the Planning Officer confirmed that two objections had been received regarding loss of privacy and one general representation against further development. There would be a 20 to 30 metre deep tree band between the site and existing houses to provide privacy. Members discussed the S.106 payment and it was noted that this would be spent on education.

Questions were also raised regarding the size of units, as many would not meet national space standards. Officers informed members that developers were able to apply, on viability grounds, for approval in spite of size. External surveyors had been contracted to assess the developer's plans and had supported the developer's case.

A discussion was held in respect of deferring the application, however, this was not agreed.

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

RESOLVED – that in respect of planning application TWC/2020/0518 delegated authority be granted to the Development Management Service Delivery Manager to grant full planning permission subject to conditions, informatives and a memorandum of understanding to secure financial contributions and affordable housing.

PC101 **TWC/2019/0987 Site of Former Grange Park Primary School, Calcott, Stirchley, Telford, Shropshire**

The application sought Full Planning Permission for the erection of 48 dwellings together with creation of access, car parking and open space. The proposed development was Policy Compliant in respect of Affordable Housing and noted a Fully Affordable Housing Development which would deliver a mix of market housing of Shared Ownership and Affordable Rented.

Officers presented the application for a housing development on the site of the former Grange Park Primary School. Members were informed that the old school building had been demolished and the site levelled. Previous permission had been granted for 37 dwellings on the site, this application was seeking permission for 48 together with the creation of access, car parking, open space, and associated works. Vehicular access would be subject to improvements. There would be 88 car parking spaces, this would exceed parking standards of 82.

Objections had been received from Stirchley and Brookside Parish Council and a limited number of representations from people in the area. There were no technical objections to the plans.

Members commented on the positive nature of the development.

On being put to the vote it was, unanimously:

RESOLVED – that in respect of planning application TWC/2019/0987 delegated authority be granted to the Development Management Service Delivery Manager to grant full planning permission subject to Condition(s), Informative(s) and (i) the Applicant/Landowner entering in to a Memorandum of Understanding (MoU) to secure Financial Contributions and (ii) Securing the Provision of Affordable Housing.

The meeting ended at 3.00 pm

Chairman:

Date: Wednesday, 23 September 2020