

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 21 October 2020 at 2.00 pm in Remote Meeting

Present: Councillors N A Dugmore, I T W Fletcher, J Loveridge (Reserve) (as substitute for J Jones), R Mehta, K Middleton, C F Smith (Chair) and C R Turley (Vice-Chair)

In Attendance: K Denmark (Principal Planning Officer), A Gittins (Area Team Planning Manager – West), and Ian Lowe (Principal Planning Officer)

Apologies: Councillors J Jones, J E Lavery and P J Scott

PC111 Declarations of Interest

In respect of planning application TWC/2020/0168, Councillor N A Dugmore advised that he was a member of Donnington and Muxton Parish Council but had not been involved in any discussions on this application.

PC112 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting of the Planning Committee held on 23 September 2020 be confirmed and signed by the Chairman

PC113 Deferred/Withdrawn Applications

None.

PC114 Site Visits

None.

PC115 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/2016/0555, TWC/2020/0168, and TWC/2020/0466.

PC116 TWC/2016/0555 - Land South of Loadcroft, Lincoln Hill, Ironbridge, Telford, Shropshire

This is application sought the erection of a new dwelling located within the grounds of a property known as Loadcroft, Lincoln Hill, Ironbridge with access from New Road. The proposed dwelling would be two storey and would have 4 bedrooms. Due to the terraced nature of the site it would need to be constructed on a plinth.

The Committee received a presentation on the proposed development from the Planning Officer. Officers were seeking delegated authority to refuse planning permission on conservation and heritage grounds.

Members also heard from the applicant. The applicant informed Members that they had already received planning permission for two other properties on the site, in 2019, and that this application had been submitted along with the approved. The applicant invited Members to visit the site to assess the claims of the Planning Officer themselves.

Members discussed the effects of overdevelopment at the Ironbridge Gorge and the level of development on the proposal site. Members also sought a digital view, using Google Maps, of the property and surroundings; the Planning Officer obliged.

Upon being put to a vote it was, by majority, **RESOLVED that in respect of planning application TWC/2016/0555 that planning permission be refused.**

PC117 TWC/2020/0168 - Land adjacent 23 Wellington Road, Muxton, Telford, Shropshire

The application sought Full Planning Consent for the erection of 41 dwellings and associated parking, access and infrastructure. The application had been subject to amendments following Officer and consultee comments and this has resulted in a reduction from 45 dwelling units in addition layout changes. A re-consultation process had taken place following these amendments. The development would provide a mixture of dwelling types including 1-bedroom apartments, 3 bungalows and 2, 3 and 4-bedroom houses. The development would provide a density of approximately 33 dwellings per hectare (dph) (30dph in respect of buildings).

Officers sought delegated authority to grant planning permission to the application, subject to conditions, informatives and an s.106 agreement.

The Committee had received a written representation from Donnington and Muxton Parish Council, read aloud by the Planning Officer, expressing concern for the current traffic infrastructure in the area and requesting further traffic mitigation measures be taken if the site is approved. The Parish Council also expressed their general support for the development.

Members also heard from the applicant. The applicant informed the Committee that to impose traffic infrastructure improvements at this stage of the process would mean the proposal would not progress.

Members discussed the appropriateness of the wording relating to s.106 contributions for play and recreation. The Committee agreed that the report should be amended to reflect the need for contributions to go to a suitable recreation facility in the near vicinity of the development site following discussions with the Healthy Spaces Officer.

Upon being put to a vote it was unanimously **RESOLVED** that in respect of planning application **TWC/2020/0168** that delegated authority be granted to the **Development Management Service Delivery Manager** to grant planning permission subject to the following:

A. The following contributions to be agreed through a s.106 Agreement:

- 1. Highways: Strategic Highway Network Contribution of £35,387.24.**
- 2. Recreation: £20,193 towards the upgrade of either the existing facilities at Donnington Recreation Ground or another suitable recreation facility in the near vicinity of the development site.**
- 3. Affordable Housing: To provide within the development that 100% of all Dwellings constructed shall be for Affordable Housing and passed onto an appropriate registered provider.**

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

PC118 TWC/2020/0466 - Land west of Lawford Close, Off Majestic Way, Aqueduct, Telford, Shropshire

Consent was sought for 39 dwellings, comprising a mix of two, three and four bed units (14, 20 and 5 respectively). With the exception of four two-bed bungalows, all units would be two storey. The application material identified that the development would be a 100% affordable scheme. The tenure split had not been determined at the point of the application and would be agreed at a later date. The single point of vehicular access was set by the preceding outline scheme (TWC/2019/0487), and a series of raised tables installed along Majestic Way fronting the site; with details of the appearance, landscaping, layout, and scale of the proposal sought.

Members heard from Councillor Kate Barnes (Dawley Hamlets Parish Council), who opposed the development. Councillor Barnes raised a number of concerns of residents and the Parish Council relating to the proposals. These included questioning the suitability of road infrastructure on Majestic Way; the impact on nature; flooding; fire service concerns relating to paths; and the site's tree protection plan. There were concerns that the application contradicted a significant number of points in the Local Plan.

The applicant also spoke providing an overview of the proposals. The developers were working closely with the Wrekin Housing Trust and the proposals would meet NDSS standards. The proposals also delivered biodiversity enhancement with comprehensive a landscaping scheme and existing hedgerows being maintained. As per the s.106 agreement, contributions would be made to education, recreation, and nature. The mix of

homes the development would provide would meet a range of needs and had the support of the Council's housing team.

The Committee asked a number of questions, seeking clarity on the site's flood risk and the swept path analysis. Members also asked whether the proposal could include in condition 17 that local groups be involved in the development of the management plan.

The Planning Officer presented the proposals and offered details of traffic calming measures, in response to issues raised by Councillor Barnes' representation. The Officer also stated that Telford and Wrekin's drainage team had no concern relating to the pools to the north of the development. The reservoirs would be on the National Reservoirs list and managed through that, as opposed to by the Council – the site was not within the flood zone for the reservoirs. The site was in flood zone 1, which was the lowest probability for flooding. The Officer stated that a swept path analysis had been undertaken.

The Solicitor to the Committee informed Members that it would not be possible to insist on third party involvement but that the development could seek the involvement of local groups.

Upon being put to a vote it was, by majority, **RESOLVED that in respect of planning application TWC/2020/0466 delegated authority be granted to the Development Management Service Delivery Manager to grant full planning permission subject to 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.**

The meeting ended at 3.25 pm

Chairman:

Date: Wednesday, 18 November 2020