

Concern was expressed at the recognition and validity of minor local authority representation in the planning consultation process and the extent of local consultation on major developments.

Local Development Framework (LDF)

LDF Core Strategy (statutory) Development Plan Document was adopted in December 2007 and covers strategic policy issues for the period to 2016 – spatial development vision, objectives, strategy, and development policies. This will be supported by Development Plan Documents (DPDs) for:

- Land Allocations
- Central Telford Area Action Plan
- South Telford Area Action Plan
- Development Control Policies
- Proposals Map

In turn, the DPDs will be supported by Supplementary Planning Documents (SPDs) (eg: Affordable Housing, Developer Contributions, Telecommunications, Community Safety, Green Spaces Strategy, Car Parking Standards, Shop Fronts/Signage, Ironbridge World Heritage Site)

Note: The Core Strategy consists of 15 strategic policies. Until the adoption of DPDs and SPDs, a limited number of Wrekin Local Plan 1995-2006 policies have been carried forward for guidance. Details to be advised.

Councillor A MacKenzie joined the meeting

Town & Country Planning Act 1990 - s106 Planning Obligations

Subject of SPD, s106 developer contributions should relate to the development, be reasonable and viable.

Telford & Wrekin Council is considering the introduction of a detailed evidence based tariff system (similar to formula used for Education and Leisure services provision) and using lower thresholds.

It is considered that developer contributions will be both site specific and locally strategic

Madeley Centre Re-development – Design

Note: s106 Planning Obligation agreement dated 11.01.2008 and Planning Permission W2006/0938 signed 15.01.2008

Consultation, advice from Town Planning Officer, and non-intervention of English Heritage, has meant that design detail for new development is concentrated on the 'gateway' buildings to provide appropriate transition from Conservation Area whilst accommodating a contemporary foodstore of clean and simplistic form.

Planning Enforcement

Account should be taken of the Compliance Officer workload, the requirement for processing through Planning and Legal Services, and the necessity for expediency of decisions.

Copy of Planning Enforcement Report 2006 to Plans Board previously circulated to Councillors

Councillors noted the need for positive reinforcement through publicity whilst acknowledging the need for diligence in reporting non-compliant development (approval deemed after 4 years)

Councillor DP Taylor left the meeting

Severn Gorge Conservation Area - Article 4 Direction

Members suggested that, in association with a Conservation Area review, a Supplementary Planning Document be developed for Conservation Area guidance (to include distribution to Estate Agents and Developers) and that a review of Article 4 Direction against the Generally Permitted Development Order be undertaken.

Asset & Property

Realisation of assets within the Property Investment Portfolio (PIP) now includes link with Borough Towns Initiative (£23m capital funding for 3 yr. programme targeted in Dawley/Malinslee, Newport, Wellington and Ironbridge)
Asset & Property liaise with Development & Design on redevelopment of major sites and on development potential and amenity value of sites.

The Chair thanked Telford & Wrekin Council Officers for their responses, guidance and information, and a useful dialogue that acknowledged and appreciated both Unitary and Minor Local Authority discharge of responsibilities.

E07/45.

Minutes

to confirm and approve

Resolved:

that the Minutes of the Environment Committee meeting held on December 10th 2007 be confirmed and approved

E07/46.

Finance

to receive report of budgeted expenditure

46.1 Financial Comparison Report

to note actual monies received and spent compared to 2007/08 budget

The Responsible Finance Officer presented the Financial Comparison Report for the period to January 2008.

Noted

- Budget balance for Environmental Projects currently underspent – awaiting decision on boundary signing proposal referred to Council for approval

E07/47.

Built Environment

to work in partnership with the Unitary Authority to monitor and improve public facilities and services. To report and play an active part in the resolution of areas of concern.

Business Plan Report

Councillors referred to the progress report on objectives for the Built Environment
Noted

47.1 Spring Clean 2008

to consider planning for 2008 campaign

Outline programme presented for information

Public campaign to identify local hotspots for litter and fly-tipping highlighted in February 2008 edition of Madeley Matters newsletter.

'Hotspots' work will be allocated to Councillors and Community Groups,

Schools will take care of campus sites

Launch date is planned for Monday, April 14th 2008 at 6.00pm – scheduled to allow opportunity for Councillor involvement and promotion.

Contract continues for a series of workshops presented by Playtrain at local Primary Schools.

E07/48.

Natural Environment

to work with partners and the local community to improve the wildlife value and public enjoyment of the natural environment in the parish.

Business Plan Report

Councillors referred to the progress report on objectives for the Natural Environment Noted.

- **Path Sweeping Service**
Cost breakdown of quotation obtained from Telford & Wrekin Services – to be analysed
- **Madeley Community Orchard**
Capital funding grant secured from Veolia Environmental - £38,120

48.1 Telford & Wrekin Council – Review of Management of Biodiversity

to approve draft response

Deputy Parish Clerk presented draft letter for approval – citing necessity for Telford & Wrekin local Biodiversity Action Plan supported by management resource and linked to the Green Network Review.

Resolved:

that representation on Management of Biodiversity and the Natural Environment be submitted to Telford & Wrekin Council, Scrutiny 2 (Environment & Regeneration) as drafted.

48.2 Madeley Pit Mounds LNR

to consider revised boundaries

Telford & Wrekin Council, Natural Environment Officer, has advised willingness to extend the idea of multiple consolidated sites for declaration as Local Nature Reserve. The original proposal for Madeley Court (16.8 ha) would be extended to include Tweedale Woods (10.5ha), Meadow Pitmound (6.9ha), Blists Hill Pitmound (7.9ha), Hills Lane Pitmound (2.0ha) – total area 44.1hectares. Area map provided for information.

Caution was bruited for implications of site management plans for overlap/conflict/symbiosis with Telford & Wrekin Council, Environmental Maintenance programme and finance although external input welcomed. Authorisation was sought and approved for exploratory examination of proposal for minor local authority responsibility for sites based on lease agreements and devolution of services.

(Interest of Telford Trust in Madeley Court Pitmound noted)

48.3 Modification Order

to consider claim for public footpath creation – South Telford Way

Members were advised that, despite extensive discussions with private landowner (Telford Golf & Country Club), a Public Footpath Agreement had not been achieved for route to rear of Blists Hill Open Air Museum leading to the Hay Incline Plane – an extensively used and integral part of the South Telford Way. The route is currently designated a 'Permissive Path' and is subject to realignment to accommodate development at the Museum site.

Confirmation of Definitive Map status of network connections in vicinity was requested. Councillors were asked to complete evidence claims for Right of Way under Wildlife and Countryside Act 1981.

E07/49.

Planning

to protect community interests and where possible, gain community benefit through an active response to planning applications and preparation of a development brief for supplementary planning guidance.

Business Plan Report

Councillors were referred to the progress report on objectives for Planning
Noted.

- **Telecoms Base Station – Woodside Roundabout**
Press publicity had prompted response from Telford & Wrekin Council, Environmental Maintenance, to confirm screen planting for February 2008
- **Asset & Property – Land Disposals**
Public auction of non-performing assets throughout Borough of Telford & Wrekin noted. Madeley disposals:
 - Land at Coronation Crescent, Madeley
 - Land at School Road, Madeley
 - Land at Wrekin View, Madeley
 - Land at Halesfield 20, Madeley
 - Surfaced open land at The Rookery, Madeley
- **Local Development Framework**
Meeting of Telford & Wrekin Council, Development Plan Steering Group, February 4th 2008, noted. South Telford Area Action Plan agenda item.

49.1 Planning Applications

to receive report of submissions under delegated powers

A register of planning applications received was circulated to members weekly.
A report of representations made under delegated authority was presented for information.

Noted.

E07/50.

Heritage

to work with partners to promote, improve and protect the heritage of Madeley Parish in general and the designated World Heritage Site in particular.

Business Plan Report

Councillors were referred to the progress report on objectives for Heritage
Noted.

- **HERS Scheme**
One project outstanding for commitment under Heritage Economic Regeneration Scheme. Final offer issued.
- **Ironbridge Gorge World Heritage Site**
Revised Statement of Significance drafted – noted.
WHS Management Plan Review, Action Plan, to list projects (proposed or committed) that contribute to the Management Plan.
Notify Madeley Community Orchard project (£114,850 external funding) and provisional notice of Lee Dingle and Madeley Pitmounds LNR projects.

E07/51.

Correspondence

There was none

E07/52. Information

52.1 Telford & Wrekin Council

Local Development Plan, Core Strategy Development Plan Document
Adopted December 2007

(also noted that Local Development Plan, Sustainability Appraisal, re-issued for
consultation)

E07/53. Date of Next Meeting

The next meeting of the Environment Committee of Madeley Parish Council is
scheduled for Monday, April 7th 2008 at Jubilee House, High Street, Madeley,
commencing at 6.30pm.

The Chair declared the meeting closed at 8.30pm

Signed:

(Chair)

Dated:

TELFORD & WREKIN COUNCIL (Development & Design)

Question

1. Madeley Centre re-development (W2006/0938)

- (a) s106 planning obligations have been agreed. Could you provide a copy for information?
- (b) the presentation to Plans Board in April 2007 indicated that the sum of £24,000 had been negotiated as a contribution towards Street Lighting on High Street/Court Street at the request of Madeley Parish Council (as well as a £25,000 contribution to Highways for Street Lighting improvements on High Street and Church Street). How will this contribution be disbursed?
- (c) in August 2007 I asked Shawn Fleet (Principal Planning Officer) whether T&WC had a guidance document that relates to the decision making process in relation to the allocation of social and community financial contributions secured through planning obligations.
- (d) principle concern over the development now lies with the design and operation of the retail foodstore. The drawing supplied indicated that the building is of standard design for an out-of-town/edge-of-town site. This District Centre development site lies within a residential area and is surrounded by the Severn Gorge Conservation Area/Ironbridge Gorge WHS. Is the planning dept. making efforts to mitigate the impact of the design through use of materials and style based on the local vernacular? Have conditions been approved for hours of business and service deliveries?

Answer

Madeley Centre Re-Development

- a) A copy of the S.106 and final conditions will be provided for your information.
- b) The Plans Board Report of 12 April 2007, in relation to S.106 highway obligations, was amended at the request of the Highway Authority, and reported to Members at the Strategic Development Board on 19 April 2007. The amended list provided for a maximum of £130,000 for the six areas of work detailed in the S.106, including improvements to lighting on Church Street and High Street. Details on how these works will be implemented can be obtained from the Highway Authority.
- c) In August 2007, there was no approved guidance for the allocation of social infrastructure through S.106 agreements. However, in Summer 2008, a Draft SPD on Developer Contributions will set out a transparent framework for obligations throughout the Borough. This will be placed on Deposit for public consultation.
 - d) During the consultation process Mike Vout explained the design philosophy in response to your concerns. English Heritage was consulted and raised no objections to the design of the store or surrounding buildings. The LPA does retain control over the choice of materials and will be ensuring the best/most appropriate materials are used to reflect the historic character of the site. The details for Units 7 and 8 are common and demonstrate how the traditional elements of the scheme are responding to the local vernacular. This detailing, together with the new foodstore will be covered by planning conditions and will require sample panels to be built on site for approval.

Question

2. Planning Enforcement

What is the procedure following Refusal of Planning Permission?

W2007/0662 - Miners Arms PH, Prince Street, Madeley (May 2007)

W2007/1104 - The Barley Mow PH, Court Street, Madeley (August 2007)

These developments were both refused (retrospective) planning permission and the only recourse, presumably, should be appeal to the Planning Inspectorate within 6 months since a new, substantially different, scheme cannot be proposed. What is the status of these applications?

Answer

Planning Enforcement

W2007/0662 – Miners Arms PH – Appeal received on 23.1.08 in response to the Enforcement Notice. The Appeal will be heard by means of an Informal Hearing. The notice will be held in abeyance until the appeal is decided (Summer 08).

W2007/1104 – The Barley Mow PH – Enforcement notice authorised and soon to be served (appeal to follow?).

Following the refusal of planning permission the applicant is encouraged to discuss the scheme with the LPA, with a view to making it acceptable (and to resubmit an amended scheme). If this fails or is not possible, the LPA will serve an enforcement notice. Both the application and enforcement notice can be appealed.

In both these cases, the LPA were of the view that these additions were unacceptable and will need to be removed.

Question

3. Severn Gorge Conservation Area

The Wrekin Local Plan states that T&WC has adopted an Article 4 Direction for the WHS to provide additional controls on domestic alterations.

W2005/0165 Planning permission approved for development of 2 detached dwellings on land to rear of 19 Russell Road, Madeley. Upon completion of development and occupancy, resident erected large garden shed and conservatory. Planning Enforcement Officer advised that this was permitted development.

What does the the Article 4 Direction cover?

Answer

Severn Gorge Conservation Area

A copy of the Article 4 Direction is provided for your information.

Simply put, it removes various permitted development rights for development which fronts a highway, waterway or open space. Planning permission was not required for the garden shed and conservatory in Russell Road as “permitted development rights” were not removed from the original planning permission (W2005/0165), and as they do not face a highway, waterway or open space (ie enclosed rear garden) were not covered by the Article 4 Direction.

Question

4. Design Briefs

The re-development proposal for Madeley District Centre included land and property in Unitary Authority ownership. It is noted from the Financial Planning 2008-2011 report to Cabinet in January 2008 that the proposed capital investment package for infrastructure (including the Borough Towns Initiative) will need to raise money from the disposal of land assets. To ensure that developments are linked to the communities priorities and benefit, will Asset & Property Management and Development & Design be able to prepare Design Briefs for planned disposals?

Answer

Design Briefs

This is principally a matter for our Asset & Property Section. However, in response to your question they state that the sale of the Tesco site was completed some 2 years ago and the price included provision of works to the District Centre (including road improvements). The land was vested in the Council's Property Investment Portfolio and the balance has been reinvested in income producing property investments to replace the lost income from the sale.

As regards future disposals, none are directly planned by A&PM. However, the Madeley Court site will be coming on to the market in the next two years, and A&PM inform me that it is intending to reinvest in sports facilities in Madeley.