

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

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| Application number | TWC/2019/0672 |
| Site address | Land adjacent, 39 Shawbirch Road, Admaston, Telford, Shropshire |
| Proposal | Erection of new medical centre (Class D1) with associated parking and landscaping ***AMENDED DRAINAGE STRATEGY RECEIVED*** ***AMENDED PLANS RECEIVED SHOWING REDUCED RED LINE BOUNDARY TO NORTH OF SITE ON LOCATION PLAN, PROPOSED SITE PLAN, SOFT LANDSCAPE PROPOSALS AND TREE PLAN PLUS AMENDED REPORTS RECEIVED REFLECTING CHANGES TO RED LINE BOUNDARY (PLANNING STATEMENT, DESIGN & ACCESS STATEMENT, TRANSPORT STATEMENT AND GROUND CONDITIONS REPORT)*** |
| Recommendation | Full Grant |

1.0 CORRECTION TO FORMATTING OF COMMITTEE REPORT

- 1.1 After publication of the committee report, officers noticed errors with the formatting and numbering of paragraphs. This has been corrected and a version with correct numbering has been circulated to members and published on the Council's website.

2.0 CORRECTION TO PARAGRAPH 2.1

- 2.1 Paragraph 2.1 of the revised report references Walcot and this should say Shawbirch.

3.0 CORRECTION TO WARD COUNCILLORS' COMMENTS

- 3.1 Paragraph 7.6 refers to Cllr Bill Tomlinson's consultation response and request for the application to be determined by Planning Committee. The call-in request should be amended as follows: *The application does not make provision for a pedestrian crossing on the Shawbirch Road. It would be unsafe to cross the road especially for those with disabilities. Suggest the siting of this would be where there is an existing refuge. There will be a significant number using buses or who walk and live the other side that will have to cross the Shawbirch road.*
- 3.2 Cllr Bill Tomlinson also requested a mini roundabout for ease of access in and out of Brandon Avenue as part of his consultation response on the application.
- 3.3 Paragraph 7.7 refers to Cllr Karen Tomlinson's consultation response and should be amended to reflect the request for a mini roundabout at the entrance to Brandon Avenue and also a pedestrian crossing.

4.0 PUBLIC REPRESENTATIONS

- 4.1 Since the publication of the committee report a further 12no. letters have been received in support of the application, emphasising the need for a modernised service in improved facilities within this community.

5.0 SUBMISSION OF PLAN SHOWING INDICATIVE HIGHWAYS WORKS

- 5.1 The applicant has submitted an additional plan showing the indicative location of the proposed highway works. These works, as described in the committee report, comprise two pedestrian refuge crossings either side of the entrance to Brandon Avenue and the extension of the pavement footpath along Shawbirch Road to the western pedestrian refuge crossing.

6.0 OFFICERS COMMENTS

- 6.1 The points of clarification in sections 1.0 to 4.0 above are not material changes and therefore do not give reason to alter the recommendation to committee set out in the committee report.
- 6.2 The highway works shown in the additional plan are as agreed with the Local Highways Authority and described in the committee report. The plan acts as a point of clarification to demonstrate how the works will improve connectivity around the site and enable pedestrian safety for people using the proposed medical centre, in accordance with policy C3 of the Local Plan.

7.0 RECOMMENDATION

- 6.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **FULL GRANT PLANNING PERMISSION** subject to a Section 278 Agreement and the following conditions and informatives:

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| 1. A04 | Time limit |
| 2. B014 | Samples of materials |
| 3. B061 | Foul and surface water drainage |
| 4. B149Custom | Erection of artificial nesting/roosting boxes |
| 5. B149Custom | Lighting plan |
| 6. B149Custom | Ecological Assessment |
| 7. B121 | Landscaping |
| 8. B130 | Trees – Protective fencing |
| 9. C013 | Car parking |
| 10. C014 | Visibility splays |
| 11. D11 | Hours of Operation |
| 12. C38 | Development in accordance with approved plans |
| 13. D11 | Hours of work |
| 14. I11 | Highways |
| 15. I23 | Bats |
| 16. I25m | Nesting wild birds |
| 17. I35 | Badgers |
| 18. I35 | GCN |
| 19. I35 | Public Sewer |

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| 20. I11 | S184 Highway Works |
| 21. I35 | S278 Legal Agreement |
| 22. I32 | Fire authority |
| 23. I40 | Conditions |
| 24. I41 | Reasons for grant of approval |
| 25. RANPPF2 | |