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Co-operative Council

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Addenbrooke House Ironmasters Way Telford TF3 4NT

PLANNING COMMITTEE

Date **Wednesday, 9 March 2022** Time **6.00 pm**
Venue **Telford International Centre, International Way, Telford TF3 4JH**

Enquiries Regarding this Agenda

Democratic Services	Jayne Clarke / Rhys Attwell	01952 383205 / 382195
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Lead Officer	Valerie Hulme – Development Management Service Delivery Manager	01952 384130

Committee Membership: Councillors G H Cook, N A Dugmore, I T W Fletcher, J Jones, R Mehta, G L Offland, K S Sahota, P J Scott and C F Smith (Chair)

Substitutes: Councillors V A Fletcher, E J Greenaway, I Preece, G C W Reynolds, W L Tomlinson and D R W White

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AGENDA

6.2. **TWC/2021/0937 - Land adjacent Golden Bear Products Ltd, Hortonwood 40, Hortonwood, Telford, Shropshire**

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INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2021/0937
Site address	Land adjacent Golden Bear Products Ltd, Hortonwood 40, Hortonwood, Telford, Shropshire
Proposal	Erection of 24 mixed use units across 8 buildings comprising 5,574sq metre floor area with accompanying amenities and provision for 26no. electric vehicle charging spaces ***AMENDED DESCRIPTION***
Recommendation	Full Grant

1.0 INFORMATION RECEIVED FROM APPLICANT

1.1 Since the committee report was published the following points of clarification have been received from the Applicant which can be summarised as follows:

- Whole site is within Strategic Employment Area;
- The Council's Highways Engineers confirmed sight of Transport Assessment in email to Applicant dated 4 November 2021;
- Veteran Tree Assessment identifies 3no. trees with a veteran feature in one of the four typologies (T6 showing two examples of the same feature).

2.0 OFFICER'S COMMENTS

2.1 None of the additional information received is material to the main discussion in the committee report.

2.2 Policy NE2 is not limited to protecting veteran trees; it also seeks to value and protect aged trees, as set out in para. 8.7.10 of the committee report. The status and quality of the trees proposed for removal is unaffected and the objection from the Council's Tree Officer remains for the reasons explained in the main report.

2.3 It remains the case that the conclusion of the Applicant's Veteran Tree Assessment recommends that the trees are retained where possible, due to their high biodiversity value.

2.4 As the additional information is not materially significant the recommendation to committee remains unchanged.

3.0 RECOMMENDATION

3.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is 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 S106 Agreement:

- £59,400.01 towards the Strategic Transport Network;
- £14,728.00 towards enhancement of footway/cycle links along Hortonwood 60;
- £5,000.00 towards Travel Plan Monitoring;

- £86,249.00 towards Biodiversity Enhancements;
 - £52,800.00 towards Tree Replacement;
 - £2181.77 S106 Monitoring Fee (*1% of total S106 contributions*)
- b) The following Condition(s) and Informative(s) (with authority to finalise Condition(s) to be delegated to Development Management Service Delivery Manager:

Condition(s)

Time limit Full
 Details of Materials
 Scheme for Surface Water Drainage and Exceedance Flows
 Visibility Splays
 Parking, Loading, Unloading and Turning
 Cycle Parking/ Storage
 Site Enclosure
 Travel Plan
 Works in accordance with Ecological Survey
 Erection of Artificial Nesting/Roosting Boxes
 Ecological Clerk of Works
 Landscape and Ecological Management Plan
 Strategic Newt Licencing – European Protected Species Licence
 Landscaping Design
 Lighting plan (Ecology)
 Installation of EVCPs prior to occupation
 Installation of EVCP ducting outside Unit 6 prior to occupation
 Installation of Solar Panels prior to occupation
 Hours of Operation
 Trees – Condition(s) to be confirmed by Arboricultural Officer