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## Borough of Telford and Wrekin

### Planning Committee

Wednesday, 21 September 2022

6.00 pm

4th Floor Meeting Room, Addenbrooke House, Ironmasters Way,  
Telford TF3 4NT

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**Democratic Services:** Jayne Clarke / Rhys Attwell 01952 383205 / 382195

**Media Enquiries:** Corporate Communications 01952 382406

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**Committee Members:** Councillors G H Cook, N A Dugmore, I T W Fletcher,  
A S Jhavar, J Jones, J Loveridge, G L Offland (Vice-Chair),  
P J Scott and C F Smith (Chair)

Substitutes Councillors V A Fletcher, E J Greenaway,  
J E Lavery, I Preece, G C W Reynolds, K S Sahota,  
W L Tomlinson, B Wennington and D R W White

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### Agenda

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6.1 TWC/2022/0390 - Site of former New College Telford, King Street,  
Wellington, Telford, Shropshire

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## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2022/0390
Site address	Site of former New College Telford, King Street, Wellington, Telford, Shropshire
Proposal	Erection of 22no. dwellings, a retirement living complex containing 66no. units and 10no. bungalows, indoor sports facility and community hall with associated car parking, additional parking for local community organisations, alterations to 2no. existing accesses and provision of 2no. new vehicular accesses, associated landscaping, attenuation pond, public open space and infrastructure
Recommendation	Full Grant

### 1.0 ADDITIONAL INFORMATION RECEIVED

- 1.1 Since the committee report was published the Applicant has agreed to provide 1no. extra parking space for any visiting staff members associated with the retirement apartments. This additional parking space will be shown on an amended Site Plan to follow.
- 1.2 The Recommendation has been amended to secure the submission of this Site Plan but otherwise remains the same as presented in the committee report.

### 2.0 RECOMMENDATION

- 2.1 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** (with the authority to finalise any matter including Condition(s), legal agreement terms, or any later variations) subject to the following:

- A) The Applicant/Landowners entering into a Section 106 Agreement with the Local Planning Authority (items i) to ii) subject to indexation from the date of Committee), relating to:
  - i) Financial Contribution towards Healthy Spaces of £105,000 (£10,000 towards study into netball provision, £10,000 towards study into tennis provision, £10,000 towards delivering netball strategy, £10,000 towards delivering tennis strategy and £65,000 towards the nearest free to use publicly accessible Multi Use Games Area at Millfields Park to incorporate street cricket, basketball and 5-a-side football in a replacement purpose built facility);
  - ii) Financial Contribution towards Education of £136,606 (£96,178 towards Primary Education and £40,127 towards Secondary Education);
  - iii) Car Park off King Street to remain in use for associated community group in perpetuity to accommodate user parking for events;

- iv) s.106 Monitoring Fee of £4,852.10 (1% of the total value of contributions, or capped at £15,000).
- B) Submission of Proposed Site Plan showing addition of 1no. staff parking space in association with the retirement apartments
- C) The following Condition(s):
- Time Limit Full;
  - Site Environmental Management Plan;
  - Landscape Management Plan;
  - Lighting Plan;
  - Ecology - Suite of Nesting/Roosting Boxes;
  - Development in Accordance with Submitted Drainage Drawings, Flood Risk Assessment and Drainage Strategy;
  - Details of Access;
  - Visibility Splays;
  - Provision of Parking and Turning Spaces;
  - Details of Street Furniture;
  - Details of Traffic Calming Features;
  - Details of Pedestrian Crossing on King Street;
  - Hedge Protection;
  - Tree Protection;
  - Landscaping Scheme (to include Tree to the rear of Durban);
  - Submission of Arboricultural Method Statement;
  - Details of/Completion of Noise Attenuation;
  - Overheating Assessment for Retirement Units;
  - Glazing and Ventilation for Residential Properties;
  - No Amplified Live Music in the Community Hall;
  - Noise Mitigation and Management Plan for Community Hall;
  - Noise Mitigation and Management Plan for Indoor Sports Facility;
  - No Music Played (Indoor Sports Facility) 2300-0700;
  - Materials as Submitted;
  - Development in Accordance with Plans;
  - Details of Retaining Wall to rear of former Girls School;
  - Installation of Solar Panels;
  - Installation of Electric Vehicle Charging Points
  - Indoor Sports Facility Hall Hours of Opening 0700-2300 (unless a further Noise Assessment is undertaken and submitted to LPA for Approval);
  - Community Hall Hours of Opening 0700-2300 (unless a further noise assessment is undertaken and submitted to the LPA for approval);
  - Car Park Management Plan incl. Details of Car Park Barrier;
  - Removal of Permitted Development Rights for Bungalows and Houses;
  - Retention of Domestic Garages for Parking