Public Document Pack

Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Borough of Telford and Wrekin

Planning Committee

Wednesday 19 October 2022

6.00 pm

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

Democratic Services:	**Jayne Clarke / Rhys Attwell**	**01952 383205 / 382195**
Media Enquiries:	**Corporate Communications**	**01952 382406**

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

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

	Agenda	Page
6.2	TWC/2022/0804 - Land west of, Hollinshead Way, Old Park, Telford, Shropshire	3 - 6

This page is intentionally left blank

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2022/0804
Site address	Land west of, Hollinshead Way, Old Park, Telford, Shropshire
Proposal	Variation of conditions 2, 3, 4 and 6 of planning permission TWC/2016/1119 (Importation of clean soil to test ground stability) to show the precise location within which materials will be tipped and rolled to create a surcharged mound and new stockpile area (Mound B) ***Amended Description***
Recommendation	Full Grant

1.0 CHANGE TO APPLICATION DESCRIPTION

1.1 As consideration of the application has progressed it has become clear that a total of 4no. conditions need to be varied. These relate to:

- Condition 2 (variation of approved drawings
- Condition 3 (variation of HGV routing plan)
- Condition 4 (variation of ecology report)
- Condition 6 (variation of hours of operation, i.e. HGV movements)

Therefore the application description has been amended to reflect this.

2.0 CONSULTATION COMMENTS RECEIVED

2.1 TWC Ecology: **Support Subject to Conditions and Informatives**

- Condition: Development to be carried out in accordance with submitted Ecological Reasonable Avoidance Measures Report

2.2 Coal Authority: **No Objection**

2.3 Lawley & Overdale Parish Council: **Comment**

- Request wheel washing and road cleansing facilities.
- Acknowledge changes to HGV movement accessing the application and that these are preferable to those previously approved.

3.0 AMENDMENTS TO HGV ROUTING PLAN

3.1 Following further discussion the applicant has submitted a new HGV routing plan which avoids using Grange Central and Malinsgate for HGVs travelling between the donor site and application site.

3.2 The new route would see HGVs leaving the donor site via Ironmasters Way, Lawn Central and Hollinshead, onto Rampart Way and Hall Park Way to pick up West Centre Way. This would avoid the town centre and areas most likely to be used by pedestrians.

4.0 OFFICERS COMMENTS

4.1 Officers support the amendments to the HGV routing plan and have added an appropriate ecology conditions to the recommendation.

4.2 The previous application, TWC/2016/1119, included a HGV routing plan that took the route now being proposed by the applicant and this is a fall-back position to be given significant weight in the material consideration of this application.

4.3 The previous recommendation contained a requirement for the applicant to submit information pertaining to the management of HGVs around site access on Old Park Way. In agreement with the Local Highways Authority this will now be dealt with by condition post-decision and has therefore been removed from the recommendation as a matter to be agreed prior to any permission being formally granted.

4.4 The comments raised by the Parish Council have been addressed by conditions proposed.

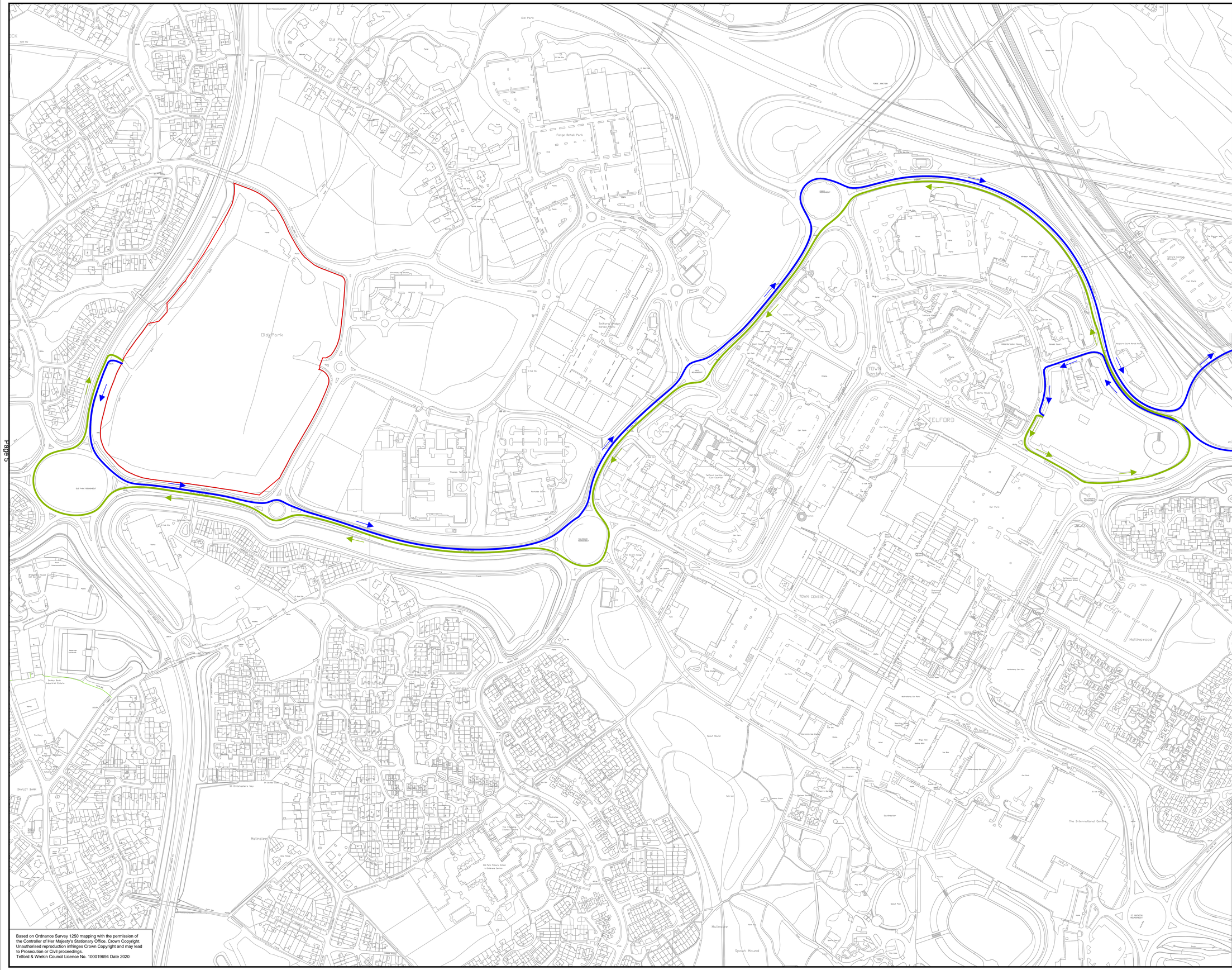
5.0 RECOMMENDATION

5.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **GRANT PLANNING PERMISSION** to the Development Management Service Delivery Manager, subject to the following:

A) No further representations being received during what remains of the consultation period which raise material considerations which are, in the opinion of the Development Management Service Delivery Manager after consultation with the Chair of Planning Committee, of such significance that the application should be reported back to Planning Committee for re-consideration and determination.

B) The following Condition(s) and Informative(s) (with authority to finalise and impose additional Conditions to be delegated to the Development Management Service Delivery Manager):

A04	Full with No Reserved Matters
B150	Constructive Environmental Management Plan (to include anti-mud measures)
B049	Pre-works and post-works survey on highway/access condition
C020	Works in Accordance with Traffic Management/Routing Plan
Ccust	Chemical Certification
C38	Development in Accordance with Plans
D11	Hours of Work
C091	Works in Accordance with Ecological Report



Based on Ordnance Survey 1250 mapping with the permission of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to Prosecution or Civil proceedings.
Telford & Wrekin Council Licence No. 100019694 Date 2020

Issue	File Type	Destination		Date	Approved

Rev	Revision Date	Purpose of revision	Drawn	Checked	Approved
1	19/10/22	Clarification of information	MG	DK	-

a co-operative council

Telford & Wrekin COUNCIL

Dean Sargeant, Director, Neighbourhood & Enforcement Services, Addenbrooke House, Telford, TF3 4NT

Client
Telford & Wrekin Council

Project
LP689 - Old Park Campus

Drawing title
Proposed HGV Routing

Drawing status
FINAL

Scale	Size	Date	Drawn by	Checked by	Approved by
1:2000	A0	19/10/2022	MG	DK	-

DO NOT SCALE FROM THIS DRAWING

Drawing number
LP689-102

Rev
1

L:\PROJECTS\LP\LP689 - OPC - Enabling Works\Drawings\CAD\DWG\LP689-102 Proposed HGV Routing FINAL REV1.dwg

This page is intentionally left blank