



## Borough of Telford and Wrekin

### Planning Committee

Wednesday 19 July 2023

6.00 pm

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

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**Committee Members:** Councillors S J Reynolds (Chair), G Luter (Vice-Chair), S Bentley, G H Cook, N A Dugmore, T L B Janke, J Jones, G L Offland and P J Scott  
Substitutes Councillors K T Blundell, F Doran, S Handley, Z Hannington, A S Jhawar, T J Nelson, L Parker, R Sahota and P Thomas

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## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2022/0162
Site address	Former Dairy Crest Ltd (Phase 3), Crudgington, Telford, Shropshire,
Proposal	Erection of 55no. dwellings with associated amenity space and car parking with the formation of new roundabout to the existing cross roads**AMENDED PLANS & REPORTS RECEIVED - AND AMENDED DESCRIPTION**
Recommendation	Approve Variation Of S106

## UPDATES SINCE PREPARATION OF REPORT

Public comments have been received on the application

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationresponses-public.aspx?ApplicationNumber=TWC/2022/0162>

### 1.0 CONSULTATION RESPONSES

1.1 Following the publication of the Committee Report, one objection has been received from a member of the public which raises the following matters:

- Local schools are all oversubscribed;
- The Headmaster of Crudgington Primary School has advised the objector that the development will bring the school to full capacity, not allowing for children outside of the area to be educated here. This will place strain on other North Telford schools;
- The increase in costs of the roundabout is the risk of making an investment and is not the job of the local authority to underwrite a developers losses;
- If profit margins are no longer acceptable, the applicants should sell the land to a non-profit developer to develop the land within budget and include much-needed affordable housing.

### 2.0 VIABILITY

2.1 In response to the above comments, we would refer to section 7.3 of the Committee Report in which the matter of viability is discussed.

2.2 The Local Planning Authority is guided by the advice provided in the National Planning Practice Guidance (NPPG) as to what is considered an acceptable level of developers return. In light of the increased roundabout costs, this level of profit would not be achievable should the deed of variation not be approved. This would in turn jeopardise the delivery of the roundabout.

2.3 In order to give the Council some assurances going forward, a viability review mechanism would be written into the revised S106 agreement to allow this to be reviewed at a later date as development progresses.

### **3.0 EDUCATION**

- 3.1 Having liaised with the School Organisation team, they are evidently disappointed that the development will no longer be contributing towards the local school provision. They are however aware of the remit and guidance contained within the NPPG.
- 3.2 They have advised that the nearest available school after Crudgington is High Ercall and whilst that too is well-subscribed, consideration will need to be made as to how/when both schools can be expanded in due course.

### **4.0 CONCLUSION:**

- 4.1 Whilst the concerns raised by the public representations are acknowledged, Officers are satisfied that they have assessed the application in accordance with national guidance and the recommendation remains as per the original Committee Report and set out below.

### **5.0 DETAILED RECOMMENDATION**

- 4.1 Based on the conclusions above, it is recommended that Delegated Authority be granted to the Service Delivery Manager to **APPROVE THE DEED OF VARIATION TO THE S106 AGREEMENT** subject to:
- A) Installation of Play Equipment – on existing Play Area in previous phase of development; and;
  - B) Monitoring Fee - £741.00.

## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2022/0499
Site address	119-121 Picken House, High Street, Newport, Shropshire, TF10 7BB
Proposal	Conversion of existing building to provide 4no. new dwellings, ground floor commercial unit and new vehicular access to the rear courtyard (Full Planning Application)***Amended Plans***
Recommendation	Full Grant

## THIS APPLICATION IS SUBJECT TO A SECTION 106 AND IS THEREFORE TO BE DETERMINED BY MEMBERS OF THE PLANNING COMMITTEE

Online planning file:

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2022/0499>

### 1.0 ADDITIONAL COMMENTS RECEIVED FROM CONSULTTEES

- 1.1 Further to the preparation of the Committee Report, further comments have been received from The Council's Highways Team.
- 1.2 TWC Highways: Comment:
- 1.3 Requests the following conditions/informative:-

*Before the development is brought into use, visibility splay of a depth of 2 metres and a length of 43 metres from the centre point of the junction of the access road and the public highway, shall be provided and thereafter be kept clear of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.*

*Reason: To ensure the provision of adequate vehicular facilities, to avoid congestion on adjoining roads and to protect the amenities of the area.*

#### Informative 11

*The planning permission does not authorise the applicant to construct any means of access over the publicly maintained highway (footway or verge). The applicant must apply to the Telford and Wrekin Highway department on 01952 384000 for a section 184 (Highways Act 1980) licence to construct a new access. Your planning reference should be included. Alternatively further information and application forms can be found by searching for 'dropped kerbs' on [www.telford.gov.uk](http://www.telford.gov.uk). There is a fee involved for a S184 licence which is dependent on whether this is a residential or commercial application. There is also a 30 day approval period plus a 15 day notice period required.*

### 2.0 OFFICER'S COMMENTS

- 2.1 The Highways Officer has requested Condition(s) and an Informative be included in the recommendation in respect of requiring details relating to (i)

means of surface water drainage from all areas intended to remain in private ownership and (ii) details of all road/footway construction, including, lining, and visibility splays; and the requirement to provide a visibility splay of a depth of 2 metres and a length of 43 metres from the centre point of the junction of the access road and the public highway.

- 2.2 The proposed Condition(s) and Informative are necessary and thus it is considered that they be incorporated in the recommendation.

### **3.0 RECOMMENDATION**

- 3.1 Based on the conclusions above, the recommendation to the Planning Committee is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

- 3.2 The Applicant/Landowners entering into a Section 106 Agreement with the Local Planning Authority (subject to indexation from the date of Committee), relating to:

I) Financial Contributions towards Traffic Regulation Order to the value of £5,000;

II) Monitoring Contributions at 2% of the value of the s.106

- 3.3 The following Condition(s) and Informative(s) (with authority to finalise Condition(s) to be delegated to Development Management Service Delivery Manager.

#### **Condition(s):**

A04 Full Time Limit

B005 Conditions Details Access

B010 Details of Materials

B121 Landscaping Design

B150 Site Environmental Management Plan

C38 Approved Plans

D01 Removal of all Permitted Development Retail/Commercial Unit Restricted to Use Class E

#### **Additional Condition:**

Before the development is brought into use, visibility splay of a depth of 2 metres and a length of 43 metres from the centre point of the junction of the access road and the public highway, shall be provided and thereafter be kept clear of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.

Reason: To ensure the provision of adequate vehicular facilities, to avoid congestion on adjoining roads and to protect the amenities of the area.

**Informative(s):**

The planning permission does not authorise the applicant to construct any means of access over the publicly maintained highway (footway or verge). The applicant must apply to the Telford and Wrekin Highway department on 01952 384000 for a Section 184 (Highways Act 1980) licence to construct a new access. Your planning reference should be included. Alternatively further information and application forms can be found by searching for 'dropped kerbs' on [www.telford.gov.uk](http://www.telford.gov.uk). There is a fee involved for a s.184 licence which is dependent on whether this is a residential or commercial application. There is also a 30-day approval period plus a 15 day notice period required.

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