



## Borough of Telford and Wrekin

### Planning Committee

Wednesday 4 February 2026

6.00 pm

Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG

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**Democratic Services:** Jayne Clarke 01952 383205

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**Committee Members:** Councillors S J Reynolds (Chair), A S Jhawar (Vice-Chair), F Doran, N A Dugmore, A R H England, S Handley, G Luter, N Page, P J Scott and T L B Janke  
Substitutes Councillors S Bentley, K T Blundell, C Chikandamina, G H Cook, N A M England, R Sahota and J Thompson

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## COMMITTEE UPDATE - INFORMATION RECEIVED SINCE PREPARATION OF REPORT

TWC/2025/0821

Land adjacent Lawley Village Primary Academy, Bryce Way, Lawley, Telford, Shropshire

Erection of a two storey parish community facility building with associated car park

### APPLICANT

Lawley & Overdale Parish Council

### RECEIVED

27/11/2025

### PARISH

Lawley and Overdale

### WARD

Lawley

## THIS APPLICATION IS BEING HEARD AT PLANNING COMMITTEE AS THE PROPOSAL HAS RECEIVED A SIGNIFICANT NUMBER OF OBJECTIONS

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?ApplicationNumber=TWC/2025/0821>

### 1.0 PLANNING OBLIGATIONS

- 1.1 It was reported at paragraph 8.38 of the officer report that a Financial Contribution of £5000 was being requested towards Travel Plan Monitoring, as well the Section 106 Monitoring Fee (to the value of £250). These figures exclude indexation.
- 1.2 Since this report was published, the agent has confirmed that payment of the planning obligations would be secured via a Memorandum of Understanding (MoU) with the applicant/landowner, instead of an upfront payment.
- 1.3 As such, the recommendation to planning committee has been updated to include the preparation of a memorandum of understanding, as detailed in the next section. The planning conditions remain unchanged.
- 1.4 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits: a) necessary to make the development acceptable in planning terms; b) directly related to the development; c) fairly and reasonably related in scale and kind to the development.

### 2.0 CONCLUSION AND DETAILED 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/landowner providing a Memorandum of Understanding Agreement relating to:

- i) Travel Plan to the value of £5,000; and
- ii) Section.106 monitoring fees to the value of £250 (plus indexation).

B) The following Condition(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

**Condition(s):**

Time Limit Full  
Site Environmental Management Plan  
Dust Management Plan  
Foul and Surface Water Drainage  
Access Construction Detail  
Visibility Splays  
Car Parking  
Cycle Parking  
Travel Plan  
EV Charging  
Details of Materials  
Details of Boundary Treatment and Bins  
Installation of Artificial Wildlife Features  
Lighting Plan  
Size of Café  
Hours of Operation  
Outdoor Events  
Glazing Specification  
Compliance with Acoustic Report  
Noise Condition: Restrict the Use of Sound/Amplifying Equipment  
Odour Control System  
Development in Accordance with Plans

**Informative(s):**

Minor Access  
Coal Authority – High Risk Area  
BNG - Required  
Lifespan of Ecological Reports  
Badgers

Great Crested Newts  
Nesting Birds  
Trenches and Pipework  
Fire Authority  
Conditions  
Reason for Grant  
Approval Following Amendments – NPPF

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## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2025/0548
Site address	7 Pemberton Road, Admaston, Telford, Shropshire TF5 0BL
Proposal	Change of Use of a dwellinghouse (Use Class C3) to a small children's residential care facility (Use Class C2) and creation of a driveway ****AMENDED PLANS & ADDITIONAL INFORMATION RECEIVED****
Recommendation	Full Grant

## THIS APPLICATION IS BEING HEARD AT PLANNING COMMITTEE AS THE PROPOSAL HAS RECEIVED A SIGNIFICANT NUMBER OF OBJECTIONS

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2025/0548>

### 1.0 HIGHWAY IMPACTS

- 1.1 It was reported at paragraph 7.3 of the officer report that final, formal written comments were to be provided by the Local Highways Authority, prior to Planning Committee.
- 1.2 Since the officer report was published, these comments have been received. The Local Highways Authority have outlined that given the amendments to the staff hand over times and the updated staffing arrangements now proposed, which has resulted in a reduction in the number of staff present at any time, they are supportive of the application, subject to a condition and informative being included.
- 1.3 The condition and informative requested will ensure that the development would not be brought into use until the areas shown for parking are provided and properly laid out and that the Applicant shall apply for a S184 license, to create the required vehicular access.
- 1.4 Officers therefore remain satisfied that the proposal is acceptable on balance, and as there are no technical highways reasons to warrant the refusal, it is considered that the proposal complies with Policies C3 and C5 of the Telford & Wrekin Local Plan 2011-2031.

### 2.0 ADDITIONAL NEIGHBOUR REPRESENTATIONS RECEIVED

- 2.1 In addition to the above, since the officer report was published, a further neighbour representation has been received, outlining material planning considerations. The main concern raised relates to the impact of the proposed use in terms of noise, particularly when considered against the adjoining semi-detached property and the impacts this would have on the occupier of the adjoining property, including their wellbeing.

- 2.2 Whilst this matter was addressed within paragraph 8.21 of the officer report and the impact of the proposal on residential amenity has been considered at length by Officers, the following additional comments can be provided. Firstly, Officers would point out that a recent planning application was granted by Members for a similar scheme at 34 Avon Close, Little Dawley (TWC/2024/0605) which included the submission of an Acoustic Party Wall Statement as part of the application. This statement outlined that 22.5mm acoustic panels were to be installed and these would result in a noise reduction of up to 49dB for party walls. Whilst this is an example, it demonstrates what Officers would require the Applicant to install at the application site and the level of reduction to be achieved, which will be secured by Condition. Officers are therefore satisfied that this proposal will not result in significantly detrimental harm to the amenities of neighbouring properties.
- 2.3 Further to the above, additional concerns have been raised in relation to Highways Impacts, in that the scheme depends on an informal rota and failure to comply with this would result in vehicles obstructing access to neighbouring properties. As outlined above and within the officer report produced, Highways Impacts have been considered at length and the Local Highways Authority are supportive of the proposal, subject to conditions.
- 2.4 Given the amendments received during the course of the application and the maximum number of staff members expected to be on site at any one time, Officers remain satisfied that there is sufficient off road parking available for staff. Whilst it is acknowledged that some on-street parking could occur, this would be limited to infrequent visitors and would be no different to what could be expected from a C3 residential dwelling.
- 2.5 This being said, Officers have requested that an additional point is included within the Applicant's Planning Statement, outlining that should any infrequent, on-road parking occur, staff members will ensure that these vehicles do not block the driveways of neighbouring properties. To further control this, as outlined within the officer report, Officers would look to include a condition outlining that development is carried out in accordance with the Planning Statement submitted; this includes details of staff shift patterns and the controls to be put in place regarding parking.
- 2.6 Finally, a comment has been made relating to a recent application at Linden House, 9 Admaston Spa, Admaston and the fact that this was refused. The application in question was TWC/2025/0822, which was a Lawful Development Certificate for proposed change of use from dwellinghouse (Use Class C3) to a residential institution (Use Class C2). As this was a Lawful Development Certificate, the LPA had assessed whether the proposed works required the submission of a Full Planning Application, or whether the works would be lawful. As the proposal involved the care of children it was determined that the works would fall within the 'C2' Use Class and based on the information submitted, the change of use was considered to be material, therefore requiring planning permission. There were also a number of discrepancies within the submission documents. Officers do wish to reiterate

that when TWC/2025/0822 was assessed, this was based on a matter of fact and degree, rather than on the suitability of the proposal in relation to Policies outlined within the Telford & Wrekin Local Plan, which has been the case for this application.

### **3.0 CONCLUSION AND DETAILED 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** (with the authority to finalise any matter including condition(s)) subject to the following:

A) The following Condition(s) (with authority to finalise Condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager):

**Condition(s):**

Time Limit Full

Details of Landscaping

Details of additional insulation

Parking, Loading, Unloading and Turning Area

Development in Accordance with Plans

Development in accordance with Planning Statement

Restrict Use and Number of Children in Care (3)

**Informative(s):**

Fire Authority

Highways access

Biodiversity Net Gain – Not Required

Conditions

Reason for Grant

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