

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 13 December 2023 at 6.00 pm in West Stand, AFC Telford United, Watling Street, Wellington, Telford, TF1 2TU

Present: Councillors S J Reynolds (Chair), G Luter (Vice-Chair), S Bentley, G H Cook, N A Dugmore, J Jones, P J Scott and K T Blundell (as substitute for T L B Janke)

In Attendance: S Hardwick (Lead Lawyer: Litigation & Regulatory), V Hulme (Development Management Service Delivery Manager), A Gittins (Area Team Planning Manager - West) and J Clarke (Senior Democracy Officer (Democracy))

Apologies: Councillors T L B Janke and G L Offland

PC42 Declarations of Interest

None.

PC43 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting of the Planning Committee held on 22 November 2023 be confirmed and signed by the Chair.

PC44 Deferred/Withdrawn Applications

The Development Management Service Delivery Manager informed the Committee that, with regard to planning application TWC/2023/0481 Site of Haven Boarding Kennels & Cattery, The Ridges, 1 Lightmoor Road, Lightmoor, Telford, Shropshire, this item be deferred.

PC45 Site Visits

None.

PC46 Planning Applications for Determination

Members had received a schedule of planning applications to be determined by the Committee and fully considered each.

PC47 TWC/2023/0481 - Site of Haven Boarding Kennels & Cattery, The Ridges, 1 Lightmoor Road, Lightmoor, Telford, Shropshire

This application was deferred to a future meeting.

PC48 TWC/2023/0701 - Magna International Holding (UK) Ltd, Cosma Castings UK Ltd, Telford 54 Business Park, Naird View, Nedge Hill, Telford, Shropshire, TF3 3AN

This application was for the erection of an extension to the existing industrial building (Use Class B2 with ancillary B1 and B8) and associated site works including construction of additional car parking, erection of a gatehouse and temporary use of land as a construction compound incorporating storage area, site offices and car parking at Magna International Holding (UK) Ltd, Cosma Castings UK Ltd, Telford 54 Business Park, Naird View, Nedge Hill, Telford, Shropshire, TF3 3AN.

The application was before Planning Committee as it involved council owned land for the proposal which would create more than 10,000sqm of gross floor area.

There were no speakers in attendance at the meeting.

The Planning Officer informed Member that the site formed part of an allocated employment site. It was in line with policies EC1 and EC2 which supported this development. A community engagement exercise had taken place within the community, via a letter drop, which included the Ward and Parish Councillors. It was of a sympathetic design and supported by a comprehensive site environmental management plan and all technical consultees were fully in support of the application. The highway authority were in support of the transport assessment which took into account shift patterns and employee numbers. The level of parking provision was considered appropriate. A contribution to the highway network was required due to a marginal increase in rush hour trips. Additional electric vehicle charging spaces had been included within the application and there was a robust and sustainable drainage model. The roof would be constructed in such a manner that in future ev panels could be fitted.

The application was recommended for approval subject to conditions and financial contributions via a S106 agreement.

During the debate some members were fully in support of the application which had raised no objections and met planning criteria. It was an industrial unit in an industrial area which supported business growth and was a positive move for Telford creating jobs and employment.

RESOLVED – that delegated authority be granted to the Development Management Service Delivery Manager to grant full planning permission (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) subject to the following:

- a) the applicants entering into a Section 106 Agreement to secure the following (plus indexation):
 - i) **£5,000.00 towards Travel Plan monitoring;**

- ii) ii) £7,289.77 towards Strategic Highway improvements; and
- iii) £250.00 towards S106 monitoring

b) the conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) contained within the report.

The meeting ended at 6.08 pm

Chairman:

Date: Wednesday 24 January 2024