

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2021/0930
Site address	Site of Former The Wrekin Endeavour Centre, North Road, Wellington, Telford, Shropshire
Proposal	Erection of a 56no. unit Dementia Care Centre (consisting of 1 bed apartments) with associated parking, communal gardens and SUDs, following demolition of the existing buildings
Recommendation	Full Grant

Following further liaison with the Local Member, Cllr John Thompson in respect of his concerns, financial contributions have been sought towards local improvements and are set out below.

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationresponses-public.aspx?ApplicationNumber=TWC/2021/0930>

1.0 WARD MEMBER CONCERNS

- 1.1 Since the publication of the Committee Report, Cllr Thompson has raised concern about the loss of the bus stop adjacent the site access. It is confirmed that the bus stop will not be lost to the development but during the Section 38 Highways Design process (conditioned within the recommendation) its location will need to be moved marginally further south to ensure the required site access visibility does not conflict with the bus waiting area.
- 1.2 The Council is currently rolling out a programme for bus shelter regeneration. Whilst this particular location was not in the programme of works for this year, the landowners have agreed to contribute towards an upgraded shelter, on the basis that the bus shelter requires relocation in any event. The shelter would be open-fronted to minimise anti-social behaviour with solar panels on the roof. Incorporating solar panels at this stage will result in the shelter being lit to further reduce anti-social behaviour and also allow for a retro-fit of the e-ink advertisements screen at a later date (separately by the Council, not funded through this development). The new bus shelter will be entirely off-grid and contribute towards the Council's aspirations to have all shelters off-grid by 2030.
- 1.3 A financial contribution as set out below, is being secured to facilitate this facility in full.

2.0 DETAILED RECOMMENDATION

- 2.1 Based on the conclusions above, it is recommended that Delegated Authority be granted to the 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:
 - A) The applicants entering into a S106 agreement to incorporate a:
 - i) Local Lettings Plan;

- ii) Nomination Agreement, and;
 - iii) £250.00 contribution towards S106 monitoring.
- B) The landowners entering into a Memo of Understanding to provide:
- 1. A financial contribution of £9,475.00 to provide an off-grid relocated bus shelter (with solar panels) on the east side of North Road.
- C) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-

A04 Time Limit Full
CUSTOM: Highways Access Arrangement
BO57: Land Contamination
B061: Foul & Surface Water Drainage
B064: Soakaway Tests
B076: SuDS Management Plan
CUSTOM: SuDS/CCTV
Landscaping design
B126: Landscape Management Plan
B145: Lighting Plan
CUSTOM: Bat & Bird Boxes
CUSTOM: Badger Inspection
B150: Site Environmental Management Plan
C002: Materials as submitted
C013: Parking, Loading, Unloading & Turning
C070: Trees – no burning
C072: Trees – materials storage
C073: Hedge Protection
C074: Tree Protection
C076: Landscaping Implementation
CUSTOM: In accordance with AIA
C091: In accordance with ecology surveys
C38: In accordance with plans