

## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2021/0937
Site address	Land adjacent Golden Bear Products Ltd, Hortonwood 40, Hortonwood, Telford, Shropshire
Proposal	Erection of 24 mixed use units across 8 buildings comprising 5,574sq metre floor area with accompanying amenities and provision for 26no. electric vehicle charging spaces ***AMENDED DESCRIPTION***
Recommendation	Full Grant

### 1.0 INFORMATION RECEIVED FROM APPLICANT

1.1 Since the committee report was published the following points of clarification have been received from the Applicant which can be summarised as follows:

- Whole site is within Strategic Employment Area;
- The Council's Highways Engineers confirmed sight of Transport Assessment in email to Applicant dated 4 November 2021;
- Veteran Tree Assessment identifies 3no. trees with a veteran feature in one of the four typologies (T6 showing two examples of the same feature).

### 2.0 OFFICER'S COMMENTS

2.1 None of the additional information received is material to the main discussion in the committee report.

2.2 Policy NE2 is not limited to protecting veteran trees; it also seeks to value and protect aged trees, as set out in para. 8.7.10 of the committee report. The status and quality of the trees proposed for removal is unaffected and the objection from the Council's Tree Officer remains for the reasons explained in the main report.

2.3 It remains the case that the conclusion of the Applicant's Veteran Tree Assessment recommends that the trees are retained where possible, due to their high biodiversity value.

2.4 As the additional information is not materially significant the recommendation to committee remains unchanged.

### 3.0 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** subject to the following:

a) The following Contributions to be agreed through a S106 Agreement:

- £59,400.01 towards the Strategic Transport Network;
- £14,728.00 towards enhancement of footway/cycle links along Hortonwood 60;
- £5,000.00 towards Travel Plan Monitoring;

- £86,249.00 towards Biodiversity Enhancements;
- £52,800.00 towards Tree Replacement;
- £2181.77 S106 Monitoring Fee (*1% of total S106 contributions*)

b) The following Condition(s) and Informative(s) (with authority to finalise Condition(s) to be delegated to Development Management Service Delivery Manager:

**Condition(s)**

Time limit Full  
 Details of Materials  
 Scheme for Surface Water Drainage and Exceedance Flows  
 Visibility Splays  
 Parking, Loading, Unloading and Turning  
 Cycle Parking/ Storage  
 Site Enclosure  
 Travel Plan  
 Works in accordance with Ecological Survey  
 Erection of Artificial Nesting/Roosting Boxes  
 Ecological Clerk of Works  
 Landscape and Ecological Management Plan  
 Strategic Newt Licencing – European Protected Species Licence  
 Landscaping Design  
 Lighting plan (Ecology)  
 Installation of EVCPs prior to occupation  
 Installation of EVCP ducting outside Unit 6 prior to occupation  
 Installation of Solar Panels prior to occupation  
 Hours of Operation  
 Trees – Condition(s) to be confirmed by Arboricultural Officer