

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 19 July 2023 at 6.00 pm in Fourth Floor Meeting Room, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT

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

In Attendance: A Gittins (Area Team Planning Manager – West)
S Hardwick (Lead Lawyer: Litigation & Regulatory)
V Hulme (Development Management Service Delivery Manager)
K Robinson (Democracy Officer (Scrutiny))
M Turner (Area Team Planning Manager – East)

Apologies: Councillors G H Cook and T L B Janke

PC12 Declarations of Interest

Cllr S Bentley declared an interest in planning application TWC/2022/0162 because he had registered to speak on the item and indicated that he would withdraw from the meeting during determination thereof.

PC13 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting held on 14 June 2023 be confirmed and signed by the Chair.

PC14 Deferred/Withdrawn Applications

None.

PC15 Site Visits

None.

PC16 Planning Applications for Determination

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report and the supplementary information tabled at the meeting regarding planning applications TWC/2022/0162, TWC/2022/0499, and TWC/2022/0500.

PC17 TWC/2022/0162 - Former Dairy Crest Ltd (Phase 3), Crudgington, Telford, Shropshire

This was an application for a Deed of Variation to an existing S106 agreement. An updated financial viability assessment advised that the development including the provision of a four-arm roundabout to replace crossroads currently at the site would be unviable with the S106 education contributions.

Cllr S Bentley, ward councillor, spoke in favour of the application citing the delivery of contributions for previous phases of the development and the importance of the new roundabout.

Following his representation, Cllr Bentley left the meeting room for the duration of the item.

Mr A Sheldon, the applicant, spoke for the application noting the challenges posed by inflation and increased build costs.

The Area Team Planning Manager drew Members attention to the written update report that had been circulated setting out an additional objection from a resident regarding education provision.

In the ensuing discussion, Members expressed concern at the number of viability assessments they had been encountering. The importance of developing a roundabout on the site was also expressed.

On being put to a vote, it was, by majority:

RESOLVED – 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.**

PC18 TWC/2022/0499 - 119-121 Picken House, High Street, Newport, Shropshire, TF10 7BB

This was a Full Planning Application for the conversion of the existing building to provide four dwellings, ground floor commercial unit, and new vehicular access to the rear courtyard. A separate Listed Building Consent had also been submitted to the Local Planning Authority, ref. TWC/2022/0500.

The application site consisted of 119 to 121 High Street, Newport and a courtyard to the rear. The buildings were previously part of the neighbouring Haberdasher Adams Grammar School and last used for teaching and boarding accommodation. Each building was Grade II Listed and the application site was located within Newport Conservation Area.

Mr J Salt, the applicant's agent, spoke in favour of the application citing the positive impact the development would have and the approval it had gained from highways and heritage officers.

The Area Team Manager stated that there had been two public objections to the second application relating to the site. No technical objections had been received. The application was being presented for a TRO contribution. An additional condition had been added and was presented in the update report.

Discussion focussed on the positive impact the development could have and on the existing traffic situation at the site.

On being put to a vote, it was unanimously:

RESOLVED – that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to Condition(s), Informative(s) and the Applicant entering into a Section 106 Agreement in respect of a Traffic Regulation Order and Section 106 Monitoring Contribution(s).

PC19 TWC/2022/0500 - 119-121 Picken House, High Street, Newport, Shropshire, TF10 7BB

Upon being put to a vote, it was unanimously:

RESOLVED – that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT LISTED BUILDING CONSENT subject to Condition(s).

The meeting ended at 6.39 pm

Chairman:

Date: Wednesday 6 September 2023