

## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2022/0499
Site address	119-121 Picken House, High Street, Newport, Shropshire, TF10 7BB
Proposal	Conversion of existing building to provide 4no. new dwellings, ground floor commercial unit and new vehicular access to the rear courtyard (Full Planning Application)***Amended Plans***
Recommendation	Full Grant

## THIS APPLICATION IS SUBJECT TO A SECTION 106 AND IS THEREFORE TO BE DETERMINED BY MEMBERS OF THE PLANNING COMMITTEE

Online planning file:

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2022/0499>

### 1.0 ADDITIONAL COMMENTS RECEIVED FROM CONSULTTEES

- 1.1 Further to the preparation of the Committee Report, further comments have been received from The Council's Highways Team.
- 1.2 TWC Highways: Comment:
- 1.3 Requests the following conditions/informative:-

*Before the development is brought into use, visibility splay of a depth of 2 metres and a length of 43 metres from the centre point of the junction of the access road and the public highway, shall be provided and thereafter be kept clear of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.*

*Reason: To ensure the provision of adequate vehicular facilities, to avoid congestion on adjoining roads and to protect the amenities of the area.*

#### Informative 11

*The planning permission does not authorise the applicant to construct any means of access over the publicly maintained highway (footway or verge). The applicant must apply to the Telford and Wrekin Highway department on 01952 384000 for a section 184 (Highways Act 1980) licence to construct a new access. Your planning reference should be included. Alternatively further information and application forms can be found by searching for 'dropped kerbs' on [www.telford.gov.uk](http://www.telford.gov.uk). There is a fee involved for a S184 licence which is dependent on whether this is a residential or commercial application. There is also a 30 day approval period plus a 15 day notice period required.*

### 2.0 OFFICER'S COMMENTS

- 2.1 The Highways Officer has requested Condition(s) and an Informative be included in the recommendation in respect of requiring details relating to (i)

means of surface water drainage from all areas intended to remain in private ownership and (ii) details of all road/footway construction, including, lining, and visibility splays; and the requirement to provide a visibility splay of a depth of 2 metres and a length of 43 metres from the centre point of the junction of the access road and the public highway.

- 2.2 The proposed Condition(s) and Informative are necessary and thus it is considered that they be incorporated in the recommendation.

### **3.0 RECOMMENDATION**

- 3.1 Based on the conclusions above, the recommendation to the Planning Committee is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

- 3.2 The Applicant/Landowners entering into a Section 106 Agreement with the Local Planning Authority (subject to indexation from the date of Committee), relating to:

I) Financial Contributions towards Traffic Regulation Order to the value of £5,000;

II) Monitoring Contributions at 2% of the value of the s.106

- 3.3 The following Condition(s) and Informative(s) (with authority to finalise Condition(s) to be delegated to Development Management Service Delivery Manager.

#### **Condition(s):**

A04 Full Time Limit

B005 Conditions Details Access

B010 Details of Materials

B121 Landscaping Design

B150 Site Environmental Management Plan

C38 Approved Plans

D01 Removal of all Permitted Development Retail/Commercial Unit Restricted to Use Class E

#### **Additional Condition:**

Before the development is brought into use, visibility splay of a depth of 2 metres and a length of 43 metres from the centre point of the junction of the access road and the public highway, shall be provided and thereafter be kept clear of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.

Reason: To ensure the provision of adequate vehicular facilities, to avoid congestion on adjoining roads and to protect the amenities of the area.

**Informative(s):**

The planning permission does not authorise the applicant to construct any means of access over the publicly maintained highway (footway or verge). The applicant must apply to the Telford and Wrekin Highway department on 01952 384000 for a Section 184 (Highways Act 1980) licence to construct a new access. Your planning reference should be included. Alternatively further information and application forms can be found by searching for 'dropped kerbs' on [www.telford.gov.uk](http://www.telford.gov.uk). There is a fee involved for a s.184 licence which is dependent on whether this is a residential or commercial application. There is also a 30-day approval period plus a 15 day notice period required.