

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2024/0612
Site address	Land north/east of Greenways Farm Shop, Off Church Street, St Georges, Telford, Shropshire
Proposal	Outline application for the erection of up to 100no. dwellings with associated infrastructure and landscaping works on land North of St Georges Bypass, St Georges, Telford, TF2 9LF ***AMENDED DESCRIPTION AND ILLUSTRATIVE LAYOUT PLAN***
Recommendation	Outline Grant

1.0 CLARIFICATION OF DETAILS IN COMMITTEE REPORT

- 1.1 Members are asked to note the following corrections to the committee report.
- 1.2 Para 1.1 under **SUMMARY RECOMMENDATION** says **GRANT FULL PLANNING PERMISSION** and it should instead say **GRANT OUTLINE PLANNING PERMISSION**.
- 1.3 Para 7.16 lists the NHS as a statutory consultee, however, Officers have been advised the accurate title is Telford Integrated Care Board (ICB). This update is reflected in references to the ICB Planning Obligation request in the **DETAILED RECOMMENDATION** below, in Para 4.1(A)(vi).
- 1.4 Para 8.1 states the proposed speed limit along A5 Telford Way would be 45mph. This should read 40mph.
- 1.5 Para 8.39 lists the proposed Planning Obligations. The financial contribution towards Secondary Education says £238,298. It should read £230,288. The total Education contribution of £880, 741 remains unaffected. This detail also applies to Para 10.1(A)(i) in the **DETAILED RECOMMENDATION**.

2.0 RECEIPT OF FURTHER PARISH COUNCIL AND PUBLIC COMMENTS

- 2.1 Since the Committee Report was prepared a further representation has been received from St Georges & Oakengates Parish Council objecting to the application. No new material planning issues have been raised that have not already been addressed in the main report.
- 2.2 Since the Committee Report was prepared a further 28no. letters of objection have been received.
- 2.3 The issues raised in the additional letters of objection reflect the comments made previously and summarised in the committee report within Para 6.2.
- 2.4 One new issue has been raised concerning the legitimacy of the Planning Obligations to be sought via Section 106 Agreement. As Para 9.3 of the committee report explains, Financial Contributions (or Planning Obligations) are deemed

necessary to mitigate the impact of any major scale development where those impacts cannot be accommodated on site (such as additional school places or GP services, for example).

- 2.5 Para 8.40 of the committee report explains how Planning Obligations are set out in planning legislation and states:

“In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits: a) necessary to make the development acceptable in planning terms; b) directly related to the development; c) fairly and reasonably related in scale and kind to the development.”

The Planning Obligations set out in the committee report are considered necessary to help the development mitigate its potential impact upon physical, social and environmental infrastructure by contributing towards delivering the public services outlined in the committee report.

3.0 OFFICER COMMENTS

- 3.1 No additional material planning considerations are raised in the additional letters of representation.
- 3.2 The Council’s Healthy Spaces Specialist has requested that, with regards to Planning Obligations, the term ‘allotments’ is updated to ‘community grow spaces’ to accommodate a broader range of types of healthy space linked to food production (for example, orchards). This change is reflected in Para 4.1(A)(iv) of the **DETAILED RECOMMENDATION** below.
- 3.3 None of the changes or further information outlined above warrant a review of the recommendation contained in the main report.

4.0 DETAILED RECOMMENDATION

- 4.1 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 OUTLINE PLANNING PERMISSION** (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) subject to the following:

- A) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (subject to indexation from the date of committee), with terms to be agreed by the Development Management Service Delivery Manager, relating to:
- i) Education: £880,741 (Primary £650,453; Secondary £230,288);
 - ii) Highways: £85,940;
 - iii) Affordable Housing: 25% to be provided on-site;

- iv) Healthy Spaces: £260,253.06 (Play); £65,000 (Sport and recreation);
£9,814.85 (Community Grow Spaces);
- v) Ecology: £100,000 (The Flash Local Nature Reserve);
- vi) Telford & Wrekin ICB: £89,576;
- vii) Bus Shelter upgrades - £20,000

B) The following Condition(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

Condition(s)

- Time Limit Outline
- Time Limit Reserved Matters
- Time Limit – Submission of Reserved Matters
- Standard Outline – Some Matters Reserved
- General Details Required
- Details of Materials
- In accordance with Ecological Survey
- Erection of artificial nesting/roosting boxes
- Lighting Plan
- Site Environmental Management Plan
- Landscaping Plan
- Landscape Management Plan
- Scheme for Foul and Surface Water Drainage
- SuDs Management Plan
- Provision of Sewer Easement for Severn Trent Water
- Exceedance Flow Routing Plan
- Interim/Temporary Drainage and Sediment Run-off Control Measures
- Full details of the main access to be submitted and agreed prior to commencement of development
- Full details of off-site improvements to the PROW linking the site to Church Road (north) and Dean Close (south) to be submitted and agreed prior to commencement of development
- Phasing and completion plan to be submitted
- Construction of any new streets shall not be commenced until details of the proposed arrangements for future management and maintenance of the proposed street/s within the development have been submitted
- Construction of any new estate street to be adopted shall not be commenced until full engineering details have been submitted and approved
- Construction of any new estate street shall not be commenced until full details of the proposed street tree locations, species and planting method have been submitted to and approved
- No dwelling shall be occupied until private roadways have been fully constructed
- Any reserved matters application to include details of diversion of PROW
- Written scheme of investigation for a programme of archaeological work
- Detailed design to maximise the surviving earthworks as a feature of the amenity space
- Management Plan to ensure the long-term survival of the moated site and its legibility within the proposed area of public open space
- Noise assessment to accompany any reserved matters application
- Details of acoustic noise barrier

- Geotechnical desk study, ground investigation and mitigation report
- Development in accordance with plans