

COMMITTEE UPDATE - INFORMATION RECEIVED SINCE PREPARATION OF REPORT

TWC/2025/0821

Land adjacent Lawley Village Primary Academy, Bryce Way, Lawley, Telford, Shropshire

Erection of a two storey parish community facility building with associated car park

APPLICANT

Lawley & Overdale Parish Council

RECEIVED

27/11/2025

PARISH

Lawley and Overdale

WARD

Lawley

THIS APPLICATION IS BEING HEARD AT PLANNING COMMITTEE AS THE PROPOSAL HAS RECEIVED A SIGNIFICANT NUMBER OF OBJECTIONS

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?ApplicationNumber=TWC/2025/0821>

1.0 PLANNING OBLIGATIONS

- 1.1 It was reported at paragraph 8.38 of the officer report that a Financial Contribution of £5000 was being requested towards Travel Plan Monitoring, as well the Section 106 Monitoring Fee (to the value of £250). These figures exclude indexation.
- 1.2 Since this report was published, the agent has confirmed that payment of the planning obligations would be secured via a Memorandum of Understanding (MoU) with the applicant/landowner, instead of an upfront payment.
- 1.3 As such, the recommendation to planning committee has been updated to include the preparation of a memorandum of understanding, as detailed in the next section. The planning conditions remain unchanged.
- 1.4 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.

2.0 CONCLUSION AND DETAILED RECOMMENDATION

- 2.1 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** (with the authority to finalise any matter including condition(s), legal agreement terms, or any later variations) subject to the following:

A) The applicant/landowner providing a Memorandum of Understanding Agreement relating to:

- i) Travel Plan to the value of £5,000; and
- ii) Section.106 monitoring fees to the value of £250 (plus indexation).

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 Full
Site Environmental Management Plan
Dust Management Plan
Foul and Surface Water Drainage
Access Construction Detail
Visibility Splays
Car Parking
Cycle Parking
Travel Plan
EV Charging
Details of Materials
Details of Boundary Treatment and Bins
Installation of Artificial Wildlife Features
Lighting Plan
Size of Café
Hours of Operation
Outdoor Events
Glazing Specification
Compliance with Acoustic Report
Noise Condition: Restrict the Use of Sound/Amplifying Equipment
Odour Control System
Development in Accordance with Plans

Informative(s):

Minor Access
Coal Authority – High Risk Area
BNG - Required
Lifespan of Ecological Reports
Badgers

Great Crested Newts
Nesting Birds
Trenches and Pipework
Fire Authority
Conditions
Reason for Grant
Approval Following Amendments – NPPF