

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2020/0218
Site address	Former Dairy Crest Ltd, Crudgington, Telford, Shropshire
Proposal	Erection of 7no. dwellings with associated parking and roads
Recommendation	Full Grant

1.0 UPDATE

- 1.1 Since preparation of the Committee report TWC Education have confirmed the additional contributions arising from the proposals. These are:

Primary Education - £64,669
Secondary - £14,461
Total Contribution - £79,130

- 1.2 These enhanced contributions are in addition to the £560,722 previously secured as part of the S106 linked to the original outline permission. The contributions will go towards the expansion at Crudgington Primary School and Charlton Secondary School respectively as well as towards transportation of secondary school aged pupils to the Charlton Secondary School.
- 1.3 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2019), 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.
- 1.4 The above contributions will be secured by way of a deed of variation to the original S106 and not as a new S106 agreement as referred to in paragraph 8.17 of the officer report. The above satisfies the requirements of policy COM1 of the TWLP and the recommendation to Committee has been updated below.

2.0 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** subject to the following:

- A) The applicant/landowners entering in to a Deed of Variation to the original Section 106 agreement (TWC/2015/0157) with the Local Planning Authority (subject to indexation with terms to be agreed by the Development Management Service Delivery Manager) relating to:
 - i) The provision of two additional affordable dwellings
 - ii) Increase education contributions to £314,735 (Primary) and £197,969 (Secondary)

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

1. Time Limit – 3 years
2. Development in accordance with (including conditions) outline and reserved matters consent (TWC/2015/0157 and TWC/2018/0760)
3. Development in accordance with plans