



NEWPORT (Shropshire) TOWN COUNCIL

DRAFT UNTIL SIGNED AT SUBSEQUENT MEETING

MINUTES OF A MEETING OF THE PLANNING COMMITTEE

held on
Wednesday 24 May 2017
at
The Guildhall, High Street, Newport

PRESENT: Cllrs: Fowler
Nelson
Norton
Perry
Scott

IN ATTENDANCE: Sheila Atkinson – Deputy Clerk

Members selected Cllr Norton to chair the start of the Meeting as the former chairman and the deputy had sent apologies.

P/01/17-18 Cllr Nelson was duly elected as Chairman to serve for the municipal year 2017-18 and chaired the remainder of the meeting.

P/02/17-18 Cllr Foster was nominated in his absence as Deputy Chairman to serve for the municipal year 2017-18.

P/03/17-18 **APOLOGIES FOR ABSENCE** were received from
Cllrs: Bowsher – work commitment
Carter- family commitment
Forrester – holiday
Foster – family commitment
Pryce – family commitment
Borrett – absent

P/04-17-18 **DECLARATIONS OF INTEREST**
None.

P/05/17-18 **MINUTES**

The Minutes of a meeting (s) held on 2nd November , 6th December 2016 4th January and 11th April 2017 were accepted as a true record and duly signed by the chairman Cllr Nelson.

P/06/17-18 **TERMS OF REFERENCE PLANNING COMMITTEE**

Members noted and agreed the Terms of Reference (ToR) for the Planning Committee. Members **RECOMMEND** that the Planning Committee extend the title of the committee to include *Economic Development* as the remit of the committee does involve input into the long term future growth of Newport, in terms of commercial, economical and sustainability.

**P/07/17-18 NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) PROCESS
MANAGEMENT GROUP**

Members reviewed and confirmed the delegated powers of the NDP steering group.
Cllr Nelson will continue as lead.

P/08/17-18 STREET NAMING COMMITTEE

Members reviewed the ToR for the Street Naming Committee, and consider that these should be kept 'live', with the prospect of many more housing developments on the horizon and to enable the working group to act when required and in a timely manner. **Cllrs Fowler, Perry and Scott were nominated to continue as the working group.**

**P/09/17-18 PRE-APPLICATION CONSULTATION SCHEME FOR
PARISH & TOWN COUNCILS**

Members **RESOLVED to identify 2 councillors who can consider whether to offer any pre-planning advice comment and then, if appropriate, provide guidance based on previous decisions of the Council (or it's generally understood policies and principles) to the appropriate Town Council officer who will be responsible for submitting the Town Council's response. Cllr Phil Norton, was selected and the opportunity and availability for another is to be offered to those not in attendance at this meeting.**

P/10/17-18 PLANNING APPLICATIONS

- a. Members considered the Planning Applications detailed under the application numbers below and **RESOLVED to provide the following observations and comments to Telford & Wrekin Planning Authority:**

b. TWC/2017/0329 - Full Planning – Object

*Erection of a 1.81 metre high fence
45A Wrekin Avenue, Newport, Shropshire, TF10 7HQ*

Members consider that the fence is inappropriate at this site causing a visibility issue and a detrimental impact on the open plan aspect of the street scape. Concerns are raised regarding the height and the obstruction of sight lines for vehicular movement.

c. TWC/2017/0341- Full Planning – Comment

*Erection of petrol filling station with sales building, canopy, car parking, 8no. fuel pumps, 2 no. underground storage tanks, air/water bay, vent stack, retaining structure, new access to A41, ancillary arrangements to forecourt and boundary treatment
Land rear of Edgmond Foods, Units 6-10 Audley Avenue Industrial Estate, Audley Avenue Newport.*

Cllr Scott choose to leave the meeting during discussion of this item.

Members do not reject the principle of a Petrol Filling Station in this vicinity. There are mixed views regarding the impact on the economic impact on the viability of the High Street, acknowledging the competing demands for economic growth, employment and sustainability. However members are very strongly against turning traffic on the A41 within the stretch between the Aldi island/A518 and the Mere park/Stafford Road junction.

The A41 is observed as a natural through traffic route wanting to make progress to the wider road networks. It is already compromised by the turning into the Hotel and Garden Centre, further executions of access and egress will have potential for traffic delay and accidents.

d. TWC/2017/0361 - Full Planning - Comment

Erection of a single storey side and rear extension and porch and installation of external insulated render

6 Beaumaris Road, Newport, TF10 7BN

Members have no objection to the principle of development providing that the development falls within the parameters of size and acceptability of scale to the existing dwelling. Concerns are also raised as to the use of a flat roof and question if the use of rendering will have an impact on the street scape.

e. TWC/2017/0377 - Full Planning – No objection

Erection of a single storey rear extension and a front porch

28 Broadway, Newport, TF10 7TP

Members raised no objection to this application.

f. TWC/2017/0396 - Full Planning – No objection

Erection of a single storey rear extension

9 Lapworth Way, Newport, TF10 7DG

Members raise no objection providing that the application is compliant with regulations and there are no objections from neighbours.

g. TWC/2017/0400 – Listed Building – support with comments

Listed building application for internal works to create toilet facilities, repositioning of an external soil vent pipe and temporary blocking of a window.

The Old Ballroom, The Square, Newport, Shropshire, TF10 7AG

Members are very supportive of potential investment in this listed building. However as a first floor development are a little disappointed that there appears to be no provision for disabled access or toilet facility.

P/11/17-18 PLANNING PERMISSIONS GRANTED

Members noted the following permissions granted by the Local Planning Authority Telford and Wrekin Council:-

TWC/2016/0816

FULL PLANNING PERMISSION

Proposal:	Conversion of hotel into 7no. Apartments, two and three storey rear extension to hotel, erection of 21no. terraced dwellings with associated parking and landscaping and the demolition of 16 and 17 Water Lane
Location :	Royal Victoria Hotel, St Mary's Street/16 & 17 Water Lane, Newport,

**TWC/2017/0052
FULL PLANNING PERMISSION**

Proposal:	Erection of a single storey rear extension and installation of a decking area *****Updated Location & Block Plan Received*****
Location :	21 Kings Head Home Park, Newport, Shropshire, TF10 7LG

**TWC/2017/0100
FULL PLANNING PERMISSION**

Proposal:	Change of use of ancillary garage associated to 132 High Street to motor repair and servicing garage (Use Class B2) (Retrospective)
Location :	Land adjacent Newport Baptist Church, Water Lane, Newport, Shropshire

**TWC/2017/0180
FULL PLANNING PERMISSION**

Proposal:	Erection of a single storey side and rear extension
Location :	8 Avon Dale, Newport, Shropshire, TF10 7LP

**TWC/2017/0195
FULL PLANNING PERMISSION**

Proposal:	Application to vary condition 5 of TWC/2016/0203 to alter the layout of the site
Location :	Land rear of 23 High Street, Newport, Shropshire

**TWC/2017/0215
CONSENT TO DISPLAY ADVERTISEMENT(S)**

Proposal:	Display of 1no. externally illuminated fascia sign, 1no. non-illuminated hanging sign, 2no. non-illuminated panel signs and 2no. non-illuminated vinyl signs (Advertisement application)
Location :	HSBC 66-68 High Street, Newport, Shropshire, TF10 7BA

**TWC/2017/0200
FULL PLANNING PERMISSION**

Proposal:	Change of use of agricultural land to an Archery Club
Location :	Land opposite Aqualate Golf Centre, Stafford Road, Newport, Shropshire

P/12/17-18 PLANNING REFUSAL

Members noted the Refusal of Full Planning Permission for TWC/2017/0129 Erection of a storey side extension and single storey rear extension. 21 The Larches, Newport.

P/13/17-18 NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

- a. Members noted that the NDP had been put out for a six week Public Consultation under Regulation 14 of The Neighborhood Planning (General) Regulations 2012 Act. The closing date for comment is 5.00 p.m. 16th June 2017.
- b. Members discussed the document and viewed the printed consultation information sheet produced by the Town Clerk. It was recommend that an active drive be undertaken by councilors to promote the plan and encourage wider participation.

Members suggest that an A5 flyer be produced in house with how and where to view the document and also to highlighting the policies in bullet points. Members of the Process Management Group will distribute and hand out.

P/14/17-18 DATE OF NEXT MEETING

Members noted the next meeting of the Planning Committee is scheduled for 22nd November.
