



NEWPORT (Shropshire) TOWN COUNCIL

DRAFT UNTIL SIGNED AT SUBSEQUENT MEETING

MINUTES OF A MEETING OF A PLANNING ECONOMIC DEVELOPMENT COMMITTEE

held on

Wednesday 17th January 2018

at

The Guildhall, High Street, Newport

PRESENT: Cllrs: Nelson – Chairman
Borrett
Forrester
Foster
Fowler
Norton
Perry
Pryce

IN ATTENDANCE: Sheila Atkinson – Deputy Clerk & Lee Jakeman – Town Clerk

ABSENT: Cllr: Eggerton

P/23/17-18 APOLOGIES FOR ABSENCE were received from:

Cllr: Carter – Wrekin Area Committee meeting
Cllr: Scott – Telford & Wrekin Council Planning committee meeting
Cllr: Janke – family engagement

P/24/17-18 DECLARATIONS OF INTEREST
There were no apologies for absence

P/25/17-18 MINUTES
Minutes of the meeting held on 22nd November 2017 were accepted as a true record and duly signed by the chairman Cllr Nelson.

P/26/17-18 NEIGHBOURHOOD DEVELOPMENT PLAN

- a. Members were appraised that the Neighbourhood Development Plan has until January 23rd to run under the regulation 16 of the *Town & County Planning, England, The Neighbourhood Planning (General) Regulations 2012*.

The next process is for Telford & Wrekin Council to procure and appoint a person to carry out an independent examination of our plan. The Town Council will be included in the selection.

- b. **Adoption of the Telford & Wrekin Local Plan 2011-2031**
Members noted receipt of the Adoption Statement for the Telford & Wrekin Local Plan and Policies Map 2011-2031 following a Unitary Authority meeting held on 11th January 2018.

P/27/17-18 PRE-APPLICATION ADVICE CONSULTATION
Members discussed the process of the pre-application consultation initiative introduced by Telford & Wrekin Council.

Members considered the questions posed:

- *Have you had any pre-application consultations in your Parish or Town? If so, how many?*
- *Have you responded to the consultation?*
- *Did you find it worthwhile?*
- *Did you have enough time to consult and respond?*
- *Would you change the process in any way?*

Cllrs Borrett and Norton provided feedback as the two town council nominated representatives to provide reflection on pre-planning consultations and provide comment or respond if necessary. Concluding with the consideration that the scheme was worthwhile, there have been approximately 8 consultations for Newport and the town have responded or spoken with the officer on at least 4 proposals. Members suggested that the reply response time would benefit from 5 days to 7 working days, and that maybe a consideration to provide a map grid reference number to identify location.

P/28/17-18 TWC/2017/1035 – Land at junction of Water Lane/ Vineyard Road

Members considered the Planning Application on its intrinsic worth and whether it would add to the character and quality of the conservation area and relate positively to Victoria Park. Members were given information that at present the LPA have suggested that this outline application is not detailed enough for determination as it is within in the conservation area, but all matters have been reserved for future consideration.

Planning legislation exists to support the LPA where applications in conservation areas have **all** matters reserved. The parish council is advised that the officer dealing with the application, is to approach the applicant requesting more information with the request for more specific details. The parish council supports the LPA in requesting more detailed information before determining this application.

Members welcome the principle of development on this Brownfield site although express concerns over the lack of information presented with this application. For many years it has been an aspiration of the Town Council to see development and regeneration of this part of the town, evidenced by the Water Lane Planning Statement and our own Newport Neighbourhood Development Plan which is currently at Regulation 16 consultation. The Parish Council feel they could potentially support a development of high quality design that integrates sympathetically with the character and appearance of the Conservation Area and provided that it includes an appropriate mix of housing types, which could include some live/work units.

Following wide ranging discussion, material planning consideration to address the acceptability of further residential growth for the town with this application were discussed by members.

The access and egress from the site which is in close proximity to the Tan Bank/Vineyard road raises some concern.

Water Lane is a well-used link road for the east side and the central trade location of Newport and is serviced in part by a one way scheme (Tan Bank) and by traffic/pedestrian crossing light controls at the southern end (Stafford Street/Road).

Members considered that robust considerations and highway engineering solutions are given to ensure safe passage for vehicular movements from and to any new development and also accommodate and mitigate impact the existing users, both vehicular and pedestrian.

Comments were expressed regarding the very high density of the proposal and consequent impact upon garden spaces and quality of living space for residents. There is no mention of any affordable element.

Members would wish that as the T&W Local plan has now been adopted, that there should be, as specifically recommended for Newport, a 35% affordable element and the provision of adequate parking spaces per unit is included.

There is no indication of provision for rubbish/recycling bins or how large vehicles such as delivery Lorries, rubbish collection carts or emergency vehicle can safely access/egress and manoeuvre around the site. Members would not wish for bin collections having to be collected from the kerb side of Water Lane as this is perceived, would impinge on pedestrian use of the footpath.

Parking spaces and the provision of spaces for visitors is of paramount importance in decision making regarding residential developments in the town. Newport is extremely short of "off street" parking places, combined with the increase of car usage and the lack of functional garage spaces provides for disharmony on many of the housing estates and residential areas. The Local Plan provides guidance on the car parking standard and states new housing required spaces per dwellings and these figures should be applied as a bare minimum to this application. Members consider that the scale of the development with limited parking provision would result in unacceptable pressure on the wider road network.

P/29/17-18 WATER LANE DEVELOPMENT

Members discussed a number of issues relating to Water Lane, its development, how it might contribute to other Town Council business, with due regard to the emerging Newport Neighbourhood Development Plan. With the topic being of a wide nature members

RESOLVED to:

Form a "Water Lane Development Opportunities Working Group" to, consider in some depth a number of competing and complimentary demands and identify preferred opportunities (parking, community building, traffic flow, pedestrian routes and connectivity with St. Mary Street).

Signed

Dated