



# NEWPORT (Shropshire) TOWN COUNCIL

*DRAFT UNTIL SIGNED AT SUBSEQUENT MEETING*

## MINUTES OF A MEETING OF A PLANNING ECONOMIC DEVELOPMENT COMMITTEE

held on  
**Wednesday 23<sup>rd</sup> May 2018**  
at  
**The Guildhall, High Street, Newport**

**PRESENT:** Cllrs: Nelson – Chairman  
Borrett  
Eggerton  
Forrester  
Foster  
Janke  
Norton  
Perry  
Scott

**IN ATTENDANCE:** Sheila Atkinson – Deputy Clerk

**P/01/18-19** Cllr Nelson was duly elected as Chairman to serve for the municipal year 2017-18 and chaired the remainder of the meeting.

**P/02/18-19** Cllr Foster was nominated as Deputy Chairman to serve for the municipal year 2018-19.

**P/03/18-19 APOLOGIES FOR ABSENCE** were received from:

Cllr: Carter – holiday  
Cllr: Fowler – holiday  
Cllr: Pryce – family commitment

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

**P/05/18-19 MINUTES**

Minutes of the meeting held on 17<sup>th</sup> January were accepted as a true record and duly signed by the chairman Cllr Nelson.

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

Members noted and agreed the Terms of Reference (ToR) for the Planning Committee. Discussion regarding the “virtual” functioning of the committee concluded that the status quo remains, with greater consideration for timing and dates should there be a requirement for extra meetings.

**P/07/18-19 STREET NAMING COMMITTEE**

Members reviewed the ToR for the Street Naming Committee. Members were mindful that there are several large scale developments on the horizon and there may be a need in the near future to elect a new working group, but felt that all Cllrs should have the opportunity to contribute to any request for input into future Street Naming decisions’.

## **P/08/18-19 PRE-APPLICATION CONSULTATION SCHEME FOR PARISH & TOWN COUNCILS**

Members received a verbal update on the pre-planning consultation scheme, and how the practice has been functioning. Members **RECOMMENDED** that **Cllr Norton & Cllr Borrett continue to be the nominated Cllrs to liaise and provide comment on any pre-planning applications relating to Newport.**

### **P/09/17-18 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/2018/0273 - Full Planning – Support**

*Erection of a two storey extension to form assembly hall, a single storey extension to original hall building to create changing facilities and the erection of a single storey infill to provide a new reception area with internal alterations and associated landscaping  
Burton Borough School, Audley Avenue, TF10 7DS*

Members are supportive and welcome the investment in a local school.

**c. TWC/2018/0266 - Full Planning – Comment**

*Erection of building for use within Use Class D1 (children's day nursery) with associated external space and access  
Mere Park Garden Centre, Stafford Road, Newport, TF10 9BY*

Members considered the location of a facility for a child care facility on an out of town site as preferable to a town centre location, perceiving that as the town is rapidly growing, the impact on the existing road network is under increasing pressure, an out of town site may mitigate some traffic and parking and congestion problems within the town centre.

The existing Garden Centre enterprise is already used by local people by means of walking to the site. Consideration of a permanent robust and safe Pedestrian/Cycle crossing point on the A41 in the form of a bridge or other engineered design is becoming increasingly necessary as growth in both housing development and business enterprise continues to progress in this vicinity of the town.

**d. TWC/2018/0309 - Full Planning – Object**

*Erection of a single storey side extension and double garage with altered access following the demolition of existing side extension and garage  
Long Leys, 64 Forton Road, Newport, Shropshire, TF10 8BT*

Members raise no concerns regarding the proposed house extension, and if the local Planning authority are minded to grant permission for the new access would support the conditions raised by Arboriculture that a tree / hedge replacement condition is required.

However, consider that the location of the proposed garage is too far forward of the building line, would not provide adequate frontage to the road, and would alter the exiting street scape and impede view for vehicle users.

**e. TWC/2018/0319 - Full Planning – Object**

*Change of use from B1 premises to childrens day nursery (Use class D1)*

*\*\*\*Amended Site Address\*\*\**

*Former Caress Manufacturing Ltd, Beaumaris Road, Newport, Shropshire*

Members recognised the notion of business enterprise and that there is a growing demand for nursery provision locally. However, consider that the change of use for these premises for a children's day nursery is inappropriate in this location due to the lack of off road parking, impact on the wider public parking and highway issues, and lack of outside play area.

**f. TWC/2018/0329 - Full Planning – comment**

*Erection of 2no. detached dwelling with parking and creation of new access*

*Land adjacent, 16 Beaumaris Road, Newport, Shropshire*

Members raised no objections to this application, as an infill development with adequate on-site parking provided. Conditions raised by Highways, that the car parking provision is undertaken prior to commence of other building is supported. Concerns were raised on delivery of materials during construction, the impact on residents and the tidal flows of traffic with the close proximity to Adams Grammar school of the site, and suggested that building control are aware, to provide for a development control.

**g. TWC/2018/0337 – Advertisement- no objection**

*Installation and display of various illuminated and non-illuminated fascia, directional, advertisement signage and poster frames*

*Land rear of Edmond Foods, Units 6-10 Audley Avenue Industrial Estate, Audley Avenue Newport, Shropshire*

**h. TWC/2018/0338 - Change of Use – no objection**

*Change of use from cake shop (Use class A1) to physiotherapy clinic (Use class D1)*

*Unit 4 Salters Court, Lower Bar, Newport, Shropshire, TF10 7BE*

**i. TWC/2018/0349 – Full Planning – object**

*Erection of a two storey side extension and a three bay garage*

*63 Forton Road, Newport, Shropshire, TF10 7JR*

Members consider that the location of a proposed large scale garage is too far forward of the building line, would not provide adequate frontage to the road, would alter the existing street scape and impede view for vehicle users on Forton road and limited the splay visibility for access and egress from Masons Place.

**j. TWC/2018/0362 - Full Planning – Noted**

*Change of use from open land to garden land and repositioning of boundary fence*

*11 Wright Avenue, Newport, Shropshire, TF10 7FY*

Members noted this application to give emphasis to the current boundary review. This application site is part of the new development which comes under Chetwynd Aston and Woodcote Parish Council.

**k. TWC/2018/0398 - Trees in Conservation Area – Noted**

*Crown reduction of 30% on 1no. Silver Birch tree*

*Central Reservation north/west of, St Nicholas Church, High Street, Newport.*

Member noted this application as part of the continued maintenance of amenity areas.

**I. TWC/2018/0403 - Full Planning – delegate**

*Erection of a single storey side extension  
8 Barnmeadow Close, Newport, TF10 7NT*

Members were informed that an Amended Plan have been submitted, and chose to delegate response to the Deputy Clerk subject to the application being in general conformity to the standard planning principles of the committee.

**m. TWC/2016/1152 – OUTLINE - noted**

*Outline planning application for up to 68 dwellings with all matters reserved \*\*ADDITIONAL INFORMATION RECEIVED\*\*AMENDED PLANS\*\*  
Site of Parkland House, The Car Auction Ltd & Land north of Audley Avenue Industrial Estate, Audley Avenue, Newport, Shropshire*

The Town Council are being re-consulted on this application with Additional Information and Amended Plans, to ascertain if we wish to provide any further comment. Our previous comments, objecting to the 100% affordable element have been taken on board.

Members were appraised that negotiations were still ongoing and that final plans were not yet offered. The Town Council will be re-consulted when final scheme is completed.

Members recommend that the developer contributes positively to S106 contribution, and would ask for consideration of the suggestions from the Town Council is submitted. The application site is in close proximity to the Cemetery which has issues around drainage. Mitigation to allow improvements to linkages of drainage works between the development site and the cemetery to eliminate any detrimental or environmental adversity to drainage methods.

This application site and the proximity to the town centre, schools and other amenities will respond positively to non-car use. Therefore pedestrian cycle linkage and public transport provision is essential to be provided to maintain community sustainability.

**n. TWC/2018/0138 - Reserved Matters**

*Reserved matters application for the erection of 109no. (phase 1) (dwellings including details for layout, scale, appearance and landscaping pursuant to outline application  
TWC/2011/0827 (215 dwellings)  
Land to the North of Audley Avenue, Newport.*

Members re-visited a previously circulated report from the Cemetery & Amenities Officer regarding discussions with the developer regarding the close proximity of the development to the cemetery and the impact on the drainage. The Town Council will continue dialogue with the developer and the local planning authority.

**o. TWC/2018/0430 - Full Planning – support**

*External alterations to facilitate subdivision of existing retail unit into 6no. retail units including installation of new shop fronts and redesigned carpark layout  
Former Budgens, Baddeley Court, High Street, Newport, TF10 7AD*

Members are supportive of this redundant building being brought back into use. They are particularly supportive of the retention of the existing 130 space free parking provision which is vital to the sustainability of the town centre viability both for the day-time and night-time economy, it is well used by residents, shoppers and visitors. The town council would wish this car park to still be available and accessible seven days per week 24 hours a day.

**p. TWC/2018/0432 - Full Planning – support**

*Change of use from offices (Use class B1) to a house in multiple occupation (Use class C3)  
58 High Street, Newport, TF10 7AQ*

Members raise no objection to this change of use, as precedent has been set with the 1<sup>st</sup> floor granted change in 2013. It reacts positively to meeting the local needs of the university town by providing accommodation in a central location and avoiding an over concentration of student accommodation on residential estates.

**P/10/18-19 PLANNING PERMISSIONS GRANTED**

Member noted Planning Permissions Granted and 1 application withdrawn:

**TWC/2018/0205** - Preston Trust Home, 74A Forton Road, Newport, TF10 8BT  
has had a decision made. It was ‘Tree Preservation Order Granted’

**TWC/2018/0122** - 1 The Square, St Marys Street, Newport, Shropshire, TF10 7AG  
‘Listed Building Granted’

**TWC/2018/0230** - Shell UK, Lower Bar Service Station, Lower Bar, Newport, Shropshire, TF10 7JA ‘Full Granted’

**TWC/2018/0241** - 7 Forton Glade & 11 Swanmere, Newport, Shropshire ‘Tree Preservation Order Granted’

**TWC/2018/0248** - St Nicholas Church, High Street, Newport, Shropshire ‘Trees in Conservation Area Granted’

**TWC/2018/0105** - 132 High Street, Newport, Shropshire, TF10 7BH It ‘**Withdrawn**’

**TWC/2018/0202** - 34 St Marys Street, Newport, Shropshire, TF10 7AB ‘Full

**TWC/2018/0201** - 34 St Marys Street, Newport, Shropshire, TF10 7AB  
‘Listed Building Granted’

**TWC/2018/0092** - Mere Park Garden Centre, Stafford Road, Newport, Shropshire, TF10 9BY ‘Full Granted’

**TWC/2018/0254** - 1 Blackmere Close, Newport, Shropshire, TF10 7UT ‘Full Granted’

**TWC/2018/0265** - 6 Broadway, Newport, Shropshire, TF10 7TN ‘Full Granted’

**TWC/2017/0858** - Lower Farm, Longford Road, Newport, Shropshire, TF10 8LP ‘Full Granted’

**P/11/18-19 NEIGHBOURHOOD DEVELOPMENT PLAN**

Members were informed that the Newport Neighbourhood Development Plan has been externally examined and the recommended modification made for approval by Telford & Wrekin Cabinet prior to the referendum for adoption.

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Signed .....

Dated .....