



NEWPORT (Shropshire) TOWN COUNCIL

DRAFT UNTIL SIGNED AT SUBSEQUENT MEETING

MINUTES OF A MEETING OF A PLANNING ECONOMIC DEVELOPMENT COMMITTEE

held on
Wednesday 5th September 2018
at
The Guildhall, High Street, Newport

PRESENT: Cllrs: Foster – Chairman
Nelson
Fowler
Janke
Norton
Perry

IN ATTENDANCE: Sheila Atkinson – Interim Clerk

P/12/18-19 APOLOGIES FOR ABSENCE were received from:

Cllr: Carter – holiday
Cllr: Scott – T&W Plans Board meeting.
Cllr: Forrester – work commitment

Cllr Borrett – absent
Cllr Eggerton – absent

P/13/18-19 DECLARATIONS OF INTEREST
None

P/14/18-19 MINUTES
Minutes of the meeting held on 23rd May were accepted as a true record and duly signed by the deputy chairman Cllr Forster.

P/15/17-18 PLANNING APPLICATIONS

- a. Members considered and appraised for delegation a list of Planning Applications, providing instruction, comment and observation for submission to Telford & Wrekin Planning Authority on the following applications: -

- b. TWC/2018/0560 - *Change of use of 3 Chetwynd End from dwelling (Use Class C3) to offices (Use Class B1(a)) and provision of parking to 5 Chetwynd End***
****Amended location plan received*** 3 & 5 Chetwynd End, Newport, Shropshire, TF10 7JJ.*

Members have objected and called in for determination by T&W Planning committee this application. Further correspondence from the applicant has been received to justify concerns regarding issues raised around parking and the impact on the adjacent highway infrastructure from the application. However, Members consider their objections are still valid, and would wish to support neighbours' objections, therefore the call-in process remains as stands.

c. TWC/2018/0582 - Full Planning – *Erection of a two storey side and front extension and a first floor side and rear extension, erection of a canopy and porch on the front elevation, erection of a detached workshop building and a detached store building connected with a concrete wall and re-profiling of the rear garden (Part Retrospective) 43 Barnmeadow Road, Newport, TF10 7NR*

Members are aware of some of issues, concerns and objections to this application that have been expressed. There are on-going negotiations between the applicant and the LPA, and the application is likely to be amended and further consultation will take place.

d. TWC/2018/0138 Reserved Matters – *Application for the erection of 109no. dwellings including details for layout, scale, appearance and landscaping pursuant to outline application TWC/2011/0827 Persimmon Homes West Midlands, Land to the North of Audley Avenue, Newport, Shropshire*

Members viewed a copy of the latest revised layout plan (rev H) for the development, noting minor changes from the original submission. The inclusion of a drainage easement adjacent to the cemetery was welcomed as a valuable arrangement between the developer and the council to protect the cemetery drainage and limit detrimental flood damage for both parties.

Members also noted a reduction in the number of units from 109 to 102 and the increase in parking provision across the site was well received. LPA are looking at a granting the reserved matters consent sometime in the first half of September.

As one of the many large-scale developments currently being considered under Reserved Matters, Members wish to understand and gain some knowledge, in addition to reassurance regarding the adoption of Roads, Footways and Street Lighting and that any Management Company taking on the site(s) is proactive and robust.

e. TWC/2018/0659 Reserved Matters – *Application for the erection of 43no. dwellings and garages, including details for appearance, landscaping, layout and scale pursuant to outline application TWC/2017/0233 Site of Plough Farm Nursery, Plough Lane, Newport, Shropshire*

Members accepted the application under reserved matters and acknowledged that the developers had included and amended plan to make the development acceptable in both material considerations and public consultation terms.

This application affords a Public Open Space on site. Members feel that, consideration and designation as to the use and ownership of the land need to be established. Members are minded to explore opportunities to take over any land gifted from developers, subject to thorough investigation on the impact and evaluation of the long term undertaking of such a commitment.

f. TWC/2018/0723 Listed Building – *Erection of 6no. dwellings and block of 3no. flats with associated vehicular and pedestrian access and parking, following demolition of existing industrial/warehouse buildings (Listed Building Application) Tylers, Land rear of 40 - 42 St Marys Street, Newport, Shropshire*

Members noted that a new listed Building Application had been submitted following advice from the LPA due to the changes regarding TWC/2016/0589 Full Planning permission granted 10/08/18, as the number of units has been reduced since the previous listed building application.

Members reiterated their support for the proposed pedestrian assess which is a much-needed link between Water Lane, St Mary’s Street and the High Street.

P/16/18-19 Electric Vehicle Charging Network Consultation

Members received correspondence regarding a consultation launch for a strategy to deliver a Marches network for charging electric vehicles to include Shropshire & Telford & Wrekin. Members debated the subject and whilst supportive of the initiative to promote greener flue, and lessen the impact of pollution they raised concerns regarding the loss of public parking spaces which are already at a premium in many towns. They are however very supportive of provision of the installation of marketable charging points being available on private land, provided by employers, super markets and on industrial estates or commercial premises

P/17/18-19 NI Park Project Information Group

Members noted correspondence regarding the establishment of a Project Information Group organised and chaired by Telford & Wrekin Council in order to keep those with a direct interest in the development and marketing of Ni-Park updated during the Park’s development and delivery.

Members elected Cllr Tim Nelson in his capacity as chairman of this committee to attend the Group and be the nominated representative for providing the corporate view, information and decisions to the NI Project Information Group. Cllr Nelson will have the responsibility for reporting progress and information back to the full Town Council, following any meeting by providing reports or minutes. Members consider that if the Chairman of this committee is unable to attend then the committee deputy undertakes the role.

P/18/18-19 TWC/2018/0568 Full Planning – Hybrid planning application.

Part A: Outline planning application for the construction of an employment park comprising of up to 34,890 sq.mt. of business, general industrial, warehouse and distribution floor space (Use Classes B1, B2 and B8) with all matters reserved except for the means of access to the site (Phase 1). **Part B: Full planning application** for the construction of 24no. business, general industrial and warehouse and distribution units (Use Classes B1, B2 and B8) along with associated 2no. accesses and internal spine road, parking provision and landscaping (Phases 2 & 3) Land South of A518/West of A41, Newport, Shropshire

Members discussed the Application on its overall merits and welcomed the investment in Newport and its hinterlands, whilst acknowledging that the development will substantially change the dynamic of the Town, and not all of the residents will be in favour.

However, it will provide much needed employment, hopefully for local people and substantially maintain the viability of the Town for future years to come.

Members deliberated on issues with may arise around the development and the wider impact on the surround road network and long-term disruption to the town during construction. Members provided Cllr Nelson with a “shopping list” of items, issues and material planning subjects, to take to the initial meeting of the NI Park Project Information Group meeting to be held on 12th September.
