



# NEWPORT (Shropshire) TOWN COUNCIL

*DRAFT UNTIL SIGNED AT SUBSEQUENT MEETING*

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

held on

Wednesday 26<sup>th</sup> November 2018

at

The Guildhall, High Street, Newport

**PRESENT:** Cllrs: Nelson – Chairman  
Foster  
Fowler  
Norton  
Scott  
Borrett  
King

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

**P/24/18-19 APOLOGIES FOR ABSENCE** were received from:

Cllr: Carter – meeting  
Cllr: Forrester – holiday  
Cllr: Janke – family commitment  
Cllr: Perry – work commitment

**ABSENT:** Cllr: Eggerton

**P/25/18-19 DECLARATIONS OF INTEREST**  
None

**P/26/18-19 MINUTES**

Minutes of the meeting held on 9<sup>th</sup> October 2018 were accepted as a true record and duly signed by the chairman  
Cllr Nelson.

**P/27/18-19 PLANNING APPLICATIONS**

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

**a. TWC/2018/0736 – COMMENT**

*Land east of Lavender Leap, Plough Lane, Newport, Shropshire  
Erection of 4no. dwellings with associated access \*\*\*AMENDED DESCRIPTION AND  
AMENDED PLANS RECEIVED\*\*\**

Members welcome the reduction from 5 to 4 dwellings and the change of orientation. However, the scale of the development is still considered to be excessive, providing very little amenity area.

Members consider that a negotiation with the developer of the adjacent site is necessary, in the context of minimising the disruption to the existing residents, especially for all construction site traffic.

As an unadopted, no through-way for traffic, single track road, Plough Lane must not be used for access to the site, it is considered to be total unsuitable for HGV, large vehicles and increased heavy traffic movements

Cllr Norton required his personal objection to this application be recorded.

**b. TWC/2018/0847 - Full Planning – NO COMMENT**

*Erection of a first-floor side extension and single storey side and rear extension  
30 Audley Avenue, Newport, TF10 7DP*

**c. TWC/2018/0849 Full Planning – COMMENT**

*Change of use from Retail Shop (Use Class A1) to a Restaurant (Use Class A3) and associated internal works  
1 - 2 The Square, St Marys Street, Newport, Shropshire, TF10 7AG*

Members raised no objection and welcome the intervention of a “café culture” element for the town. However, would request various conditions be applied. The Restaurant opening hours should be constrained to no later than 23.00 hrs and that rigorous enforcement of litter collection and associated food deposits associated with “eateries” are undertaken and maintained. Attention is requested of the developer to be compliant with national Equality and Diversity and Disabled Access policies, to allow for public participation when utilising and accessing the building as a restaurant facility.

**d. TWC/2018/0851 (Listed Building Consent) – COMMENT**

*Change of use from Retail Shop (Use Class A1) to a Restaurant (Use Class A3) and associated internal works  
1 - 2 The Square, St Marys Street, Newport, Shropshire, TF10 7AG*

As a prominent listed building in the conservation area of the High Street, care is essential to ensure there is no detrimental impact of the frontage of this building. It is not explicit as to which “holes” are to be utilised for the extractor units at the front of the building.

**e. TWC/2018/0857 Listed Building – NO COMMENT**

*Proposed internal floor restorations  
The Guildhall, 1 High Street, Newport, TF10 7AR*

**f. TWC/2018/0870 Full Planning – NO OBJECTION**

*Change of use from retail unit (Use class A1) to residential apartment (Use class C3)  
Shropshire Heat19 Chetwynd End, Newport, TF10 7JJ*

**g. TWC/2018/0875 Full Planning- COMMENT**

*Erection of 1no. dwelling and garage  
Site of Summer House Farm, Vineyard Road, Newport.*

Members have no objection in principal to the creation of a dwelling. However, raise concerns of load bearing on the un-adopted access bridge during the construction phase of the development, and the impact on the biodiversity of the land and the nearby canal.

Members would reiterate and support neighbours’ comments to ensure protection of privacy by not creating overlooking windows in any new dwelling, to uphold and protect the amenity of the existing dwellings.

**h. TWC/2018/0879 Tree Preservation Order – OBJECT**

*Felling of 1no. Lime tree*

*Bovis Homes Limited Land adjacent 63 Stone Bridge, Newport, Shropshire*

Members strongly object to the felling of this tree. Recognising it as a veteran tree in situ, and a focal point to the newly establish housing estate. Trees such as these provide a vital natural resource for land drainage. Members recognise that most vegetation will need to be managed, maintained and do have a life span. However, in this case the removal of the tree will alter the aspect of the site, and remove a visual amenity for the residents. Members request consideration is given to providing remedial works to the tree as the first negotiation. If officers are minded to support this application for the removal, Newport Town Council requests the application is called-in for decision by the Planning Committee.

**i. TWC/2018/0896 Full Planning – SUPPORT**

*Erection of additional access to North-East elevation*

*Daejan Retail Properties Limited 1 Baddeley Court, High Street, Newport, Shropshire, TF10 7AD*

Members are disappointed at the loss of 7 car parking spaces. However, recognise that it is necessary to bring the vacant premises back into use.

**j. TWC/2018/0897 Full Planning – COMMENT**

*The erection of a restaurant (Use Class A3/A5) with associated parking, access, landscaping and servicing*

*Land North of Aldi Foodstore Ltd, Audley Avenue, Newport, Shropshire.*

The application has raised strong resident reaction - For and Against - Residents have made their views known in person, in writing and on social media. There has also been pointed feedback from key stakeholders in the secondary education sector. There is no consensus, but there is a majority view that this internationally known quick service restaurant and takeaway, will be coming to Newport. It is perhaps regarded as inevitable, and so the best outcome for the whole town is sought.

Views ranged from delight by fans of McDonald's range and format, to alarm given the obesity crisis in T&W, the existing litter problems along the A41 approaches to Newport and elsewhere, and the magnetic attraction for young people (*And their money and appetites*) the restaurant will provide. The proposal is not popular with Vegans....Strong feelings on both sides.

Newport Town Council has planning principles; it is in favour of commercial developments that bring employment, and development on Brownfield sites. Newport has a balancing planning principle, that it is not supportive of development cannibalistic to the High Street and Newport Town Centre. This McDonald's potentially triggers both principles. The employment that this international brand will bring, with a reputation for professionalism, could prove valuable. So long as it is not to the detriment of existing takeaway businesses in Newport.

The issue of contribution to the Borough's population obesity problem is not a material planning consideration, but nonetheless Newport Town Council bring the T&W planner's attention to this issue. McDonald's are not renowned for supporting healthy eating. Likewise, Litter, McDonald's food stuffs are heavily packaged and already form a very unwelcome

element of the litter portfolio decorating (sic.) the towns footways, verges, layby's and roundabouts. Adding another store right next to the A41 can only make matters worse. Newport Town Council would ask the Planners to consider requiring a very considerable community contribution to Newport from the Franchisee / Developer, to mitigate these manifest harms.

Money would be appropriate to support local walking and well-being initiatives, Bin provision and contribution to Bin emptying costs in key locations (e.g. the nearby A41 layby's), money to support healthy eating and living programmes, litter management and awareness, and local sports clubs.

We note, in this regard, that Newport Town Football Club is seeking funds for security and tenure. To highlight their plight; no home ground, unable to be promoted and apply for FA funding without a ground, despite being one of the most active (*in terms of teams fielded*) football clubs in Shropshire, it is in real danger of folding unless the new pitch is brought up to very basic FA standards. Newport Cycle Club (*One of Two very successful cycling clubs in Newport the other being Nova Raiders*) have just won a BBC West Midlands Community sports club of the year award. This club's activities include a focus on children's' cycling development. It is well known that cycling is a government favoured 'healthy living' sport/pastime/sustainable transport method.

Support for a controlled crossing to the A41 directly opposite this new store, to facilitate increased use of the Millennium Way, would also balance the potential health detriments, by increasing walking and cycling.

Support for initiatives such as the Newport Litter pickers, Newport in Bloom and the Newport and Shrewsbury Canal Trust would all be relevant as all maintain Newport's walking, cycling and towpath routes free of litter, and passable for healthy exercise.

There is an opportunity for this McDonald's to become one of the most community sensitive and locally engaged businesses in the Borough, if not the West Midlands. Newport Town Council would urge T&W planners to assist in realising this aspiration.

**k. TWC/2018/0902 Full Planning – OBJECT**

*Erection of 1no. dwelling including vehicular parking and altered highway access  
Site of 1 Station Road, Newport, Shropshire*

Members object to this application. There is an extant permission TWC/2018/0617 for a large family home adjacent to the site, to add another large dwelling will have a detrimental impact on the existing listed building, the mature garden and diminish the street scene of the entrance into the Town. Station Road is part of the historic heritage of the town and has many unique architectural features which start at the gateway to the Town - the former station masters house – 1 Station Road - the character, setting and appearance of this listed building must be protected.

Members have concerns of yet more traffic congestion and a detrimental impact on the highway of one of the main thoroughfares in and out of town by the creation of another access point onto Station Road. The area is subject to large scale developments and the recently completed development of 55 homes, is already creating traffic congestion at peak times. Concerns regarding road safety and lack of extended pedestrian footpath or controlled crossing point are raised and members consider that the proposed highway infrastructure must be implemented.

If officers are minded to support this application, Newport Town Council requests the application is called-in for decision by the Planning Committee.

**I. TWC/2018/0911 Full Planning – OBJECT**

*Erection of a two-storey side and rear extension (Part Retrospective)  
20 Stafford Road, Newport, TF10 7LX*

Members have a consistent disapproval position on retrospective application. NTC consider the application as over development with inadequate off-road parking provision. The concerns raised by the neighbour are both valid and legitimate and should be given due regard when determining this application, especially with the detrimental impact on the amenity of the existing attached dwelling, the loss of light and consideration as to the impact on the existing street scene and vernacular of dwellings within this part of Stafford Road, which is part of the older settlement of the Town. Members question if a party wall agreement be undertaken.

**m. TWC/2018/0927 Full Planning – NO OBJECTION**

*Alterations to existing car park - 5no. additional car parking spaces with improved access, new lamp post and designated disabled parking bay  
Newport Cottage Care Centre, Upper Bar, Newport, Shropshire, TF10 7EH*

Members welcomed the investment in a community care facility and raised no objection.

**n. TWC/2018/0936 Trees in Conservation Area – COMMENT**

*Felling of 1no. Conifer tree  
Trinity Church Wellington Road, Newport, Shropshire, TF10 7HD*

Members will be guided by the Tree Officer's recommendation.

**o. TWC/2018/0945 Tree Preservation Order – COMMENT**

*Re-pollarding of 1no. Ash tree and reduction of crown by 3m to 1no. Willow tree  
HLM Property Management Land rear of, Chancery Court, Newport.*

Members acknowledge that maintenance is required, and will be guided by the Tree officer's recommendation.

**p. TWC/2018/0949 Reserved Matters – COMMENT**

*Reserved matters application for the erection of 19no. dwelling and garages including details for access, appearance, landscaping, layout and scale pursuant to Outline permission  
TWC/2017/0179  
Land south of 28 Beechfields Way, Newport.*

Member discuss this application, as a reserved matters consultation. Their previously submitted comments are still pertinent. Members are aware of the pro-active residents' group and their commitment to working with planners from Telford & Wrekin alongside the developers to ensure that this development has an amicable conclusion.

Newport Town Council endorses the submitted comments provided by the Friends of Beechfields group.

Given the topography of the application site, members have concerns regarding the potential for ground disturbance, stability and collapse for the existing homes on Heron Way, and would wish to ensure that robust engineering procedures are in place to mitigate and keep to a minimum any disruption or grounds disturbance.

**P/28/18-19 Planning applications Granted & withdrawn**

Members noted the permissions granted and withdrawn by the LPA attached at **Appendix A.**

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**Appendix A**  
**To Mins of a P&ED Mtg. held 26<sup>th</sup> Nov. 2018**

**TWC/2018/0560 - Full Granted**

Change of use of 5 Chetwynd End from dwelling (Use Class C3) to offices (Use Class B1(a))  
5 Chetwynd End, Newport, Shropshire, TF10 7JJ

**TWC/2018/0582 - Full Granted**

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, Shropshire, TF10 7NR

**TWC/2018/0674 - Withdrawn**

Erection of 1no. single storey dwelling with associated parking  
Site of The Old Print Works, Beaumaris Road, Newport, Shropshire

**TWC/2018/0761 - Full Granted**

Extension to garden centre to provide restaurant, fully enclosed sales area and erection of canopies over part of external sales area together with extension to car park following demolition of existing structures  
Mere Park Garden Centre, Stafford Road, Newport, Shropshire, TF10 9BY

**TWC/2018/0745 - Full Granted**

Erection of a single storey front, side and rear extension  
64 Stafford Road, Newport, Shropshire, TF10 7QZ

**TWC/2018/0784 - Advertisement Granted**

Display of 2no. fascia signs and 1no. projecting sign to Specsavers, Unit 1  
(Advertisement Consent Application)  
Former Budgens, Baddeley Court, High Street, Newport, TF10 7AD

**TWC/2018/0805 - Trees in Conservation Area Granted**

Proposed canopy reduction by upto 10m on 1no. Poplar tree (T1), 1no. Willow tree (T2) and 1no. Silver Birch tree (T3), overall reshaping by reduction of upto 2m on 1no. Walnut tree (T6) and felling of 3no. Robinia trees (T4, T7, T8)  
131 High Street, Newport, Shropshire, TF10 7BH

**TWC/2018/0617 - Full Granted**

Erection of 1no. dwelling with detached garage and creation of a new access Land adjacent  
1 Station Road, Newport.

**TWC/2018/0638 - Reserved Matters Granted**

Reserved matters application for the erection of 1no. dwelling and 2no. detached single garages, including details for appearance, landscaping, layout and scale pursuant to outline application  
TWC/2016/1136 Site of 3 Forton Road, Newport, Shropshire.