



NEWPORT (Shropshire) TOWN COUNCIL

DRAFT UNTIL SIGNED AT SUBSEQUENT MEETING

MINUTES OF A MEETING OF A PLANNING ECONOMIC DEVELOPMENT COMMITTEE

held on
Wednesday 30th January 2019
at
The Guildhall, High Street, Newport

PRESENT: Cllrs: Nelson – Chairman
Borrett
Carter
Forrester
Fowler
Janke
King
Norton
Perry

IN ATTENDANCE: Sheila Atkinson – Town Clerk

P/29/18-19 APOLOGIES FOR ABSENCE received from:

Cllr: Foster - Family commitment
Cllr: Scott – Borough Council meeting

ABSENT: Cllr: Eggerton

P/30/18-19 DECLARATIONS OF INTEREST

None

P/31/18-19 MINUTES

Minutes of the meeting held on 26th November 2018 were accepted as a true record and duly signed by the chairman Cllr Nelson.

P/32/18-19 Members received information Notes from the Ni Park Project Information Group meeting held on 12th December 2018.

P/33/18-19 Members noted a number of Green Guarantee Sites which will be receiving signage in the coming weeks including Norbroom Park, Broomfield Road and Masons Place.

P/34/18-19 Members received notice that the Chair of the T&W Licensing Committee has approved all of the suggested street names put forward for consideration for the development on Land to the North of Audley Avenue: -

Light Infantry Lane
Yeomanry Way
Archers Way
Bow Close
Drill Hall Place
Churchill Close
Centenary Close

P/35/18-19 Members noted application TWC/2018/0978 - Land rear of Edgmond Foods, Units 6 -10 Audley Avenue Industrial Estate, Audley Avenue, Newport, has been withdrawn.

P/36/18-19 Members noted correspondence and associated regulations from the Local Planning Authority with information that they will no longer be consulting Town or Parish Council, Elected Members or Neighbouring Properties on advertisement applications. Applications will still appear on the weekly list and plans will still be available for viewing on the Council's website.

Members were disappointed with the decision and the lack of consultation, they instructed the Clerk to write to the LPA to express their concerns and dissatisfaction.

P/37/18-19 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/2018/1033 – Full Planning – COMMENT

Erection of an extension to provide an additional 33 bedrooms, plus associated alterations to car parking and landscaping

Premier Inn, Stafford Road, Newport, Shropshire, TF10 9BY

Members welcome the extension of an additional 33-bedroom hotel rental, as this is now the only hotel accommodation in the town. However, with the rapidly developing retail and fast food outlets in very close proximity, also the proposed innovation park for employment, this hotel facility would benefit greatly from accessibility by pedestrians, cyclists, and clients of the Hotel. A consideration for footpath provision and safe crossing point across the A41 to link this site to a wider amenity offering is requested.

Concerns are raised on the availability of parking provision for both the Hotel and the adjacent Restaurant, albeit that a car parking survey has been submitted, Members are not convinced that this survey demonstrates a satisfactory mitigation for loss of parking spaces.

b. TWC/2018/1047- Full Planning – OBJECT

Creation of a vehicular access and erection of a wall and gate

The Old Coach House, Chetwynd End, Newport TF10 7LF

Members support and endorse the comments provided by the conservation officer, especially regarding the alteration to the Street Scene with regard to interruption to the continuous linear character and a loss of a significant length of the boundary wall. This area falls within the designated conservation area and is part of the fabric of the historic setting of the older part of Newport which must be preserved as much as possible due to the rapidly expanding new developments on the outskirts of each of the gateways leading into Town centre.

The access and egress from Green Lane onto Chetwynd End have many constraints and problems. Part of the Highway on Green Lane is unadopted and there is a one-way system for the use of the Kings Head caravan park, which is not easy to enforce, to control and the perception that the traffic regulation is not always adhered to. The access from Green Lane is adjacent to a nursing home, a school and terraced housing with no off-street parking provision. Consideration must be given to the impact on both pedestrian and vehicular movement on to one of the main highway routes through the town.

c. TWC/2019/0024 - Full Planning – COMMENT

Relocation of existing motorhome and campervan sales area to include change of use of part of the site from Class A1 retail to sui generis vehicle sales and relocation of existing ancillary office building

Mere Park Garden Centre, Stafford Road, Newport, Shropshire, TF10 9BY

Members are once again considering supplementary applications on this rapidly expanding out of town commercial and retail site – formally a “Garden Centre”.

Whilst acknowledging and welcoming investment at the site, and recognising that this “out of town” site may mitigate some traffic and parking and congestion problems associated within the town centre, the viability of the High Street needs to be protected and direct linkage in the form of accessibility by both public transport and a permanent forceful and safe Pedestrian/Cycle crossing point on the A41 is increasingly an essential and required facility.

d. TWC/2019/0023 - Advertisement – Noted

Installation and display of 1no. replacement internally illuminated freestanding single sided display unit

Waitrose Store, Audley Road, Newport, Shropshire, TF10 7DS

As an Advertisement Application, Members have no objection as a replacement and minimal upgrade to the existing signage and will provide no comment to the LPA, as per the information received on the earlier agenda item regarding non-consultation of advertisement application.

e. TWC/2019/0030 – Householder (Prior Approval) – Noted

Application for prior approval for the erection of a single storey rear extension measuring 3.6m in height and 2.6m in length

35 Broomfield Road, Newport, TF10 7PL

Members noted the application as a Householder Determination Prior Approval Notice, to ensure that no planning application is required and the scheme complies with building and planning regulations.

f. TWC/2019/0031 – Full Planning - NO OBJECTION

Erection of a single storey rear extension

19 Vauxhall Crescent, Newport, Shropshire, TF10 7PT Audley Avenue, Newport

Members raised no objection as a non-contentious small-scale rear extension and delegated to the clerk to consider and respond if necessary.

g. TWC/2019/0033 - Advertisement - COMMENT

Installation and display of 4no. free standing signs, 1no. booth screen, 2no. banner signs, 1no. play land sign and 20no. traffic signs

Land North of Aldi Foodstore Ltd,

Members were concerned with the proposed total number of signs (28) applied for and consider that there is a gross overkill of advertising and traffic signage on one site. Member would reiterate the comments regarding the application for this fast food outlet with specific reference to the close proximity to a secondary school, and ask that particular conditions and due care and consideration are applied for the disposal and collection of litter not only in the close vicinity but within the wider context of the adjoining footpaths and road network.

h. TWC/2019/0055 - Full Planning – Support with Conditions

*Change of use from derelict land to hand car wash
Land rear of 40 - 42 St Marys Street, Newport, Shropshire*

Members are aware that the car wash has been open for some time and believe it has received no formal complaints; it is a welcome return of a previous amenity nearby (TWC 2016/0417). However, the application should reflect the retrospective nature of the application. There is no reference within the application wording that the application is for a temporary use, but the application form does allude to the fact but gives no time scale. Members would wish assurance that the facility is only for a temporary use as there is little documentation to support a more permanent use of the site, e.g. Drainage requirements.

Members are supportive of the employment element of the application and would wish assurance that employees are fully protected with safe working practices, lawfully and gainfully employed.

i. TWC/2019/0069 - Advertisement - Comment

*Installation and display of 2no. internally illuminated fascia signs and 1no. internally illuminated projecting sign
Specsavers Optical Stores Unit 1
Baddeley Court, High Street, Newport, Shropshire, TF10 7AD*

As yet another Advertisement Application, Members have no objection to the installation of corporate branding to bring this currently unused building back into use.

j. TWC/2019/0070 - Reserved Matters – COMMENT

*60no. dwelling including details of access, appearance, landscaping, layout and scale pursuant to outline application TWC/2016/1152
Site of Parkland House, The Car Auction Ltd & Land north of Audley Avenue Industrial Estate, Audley Avenue, Newport, Shropshire*

Members acknowledge the principal for development has been granted and are supportive of the reduction in number of dwellings from the original proposals. However, are disappointed that this site was not identified in the Local Plan for housing and is adding to the proposed housing numbers for Newport. The site is a brown field site and a prime site for employment which will now be lost.

Members consider that there is a requirement to look at the access provision in a wider context that just this application, with the many other developments for housing and commercial uses currently taking place. The site can be easily be accessed by foot or cycle from the town centre by the able bodied, but is restricted by the bollard for vehicular access other than by school buses.

Consideration should be given to provide for energy efficiency homes within the development not only in materials and equipment but as well through the orientation of the dwellings.

The existing mature tree on site must be afforded protection and retained on the site. The landscaping should promote and provide a “green space” amenity.

Members discussed the wider implications of traffic movement and concerns of safety, not necessarily only in relationship to this application and **RECOMMEND that Traffic Movement in the area of Audley Avenue relating to all the current applications be discussed at the Community Safety Committee on 20th March.**

k. TWC/2019/0076 – Tree Preservation Order – COMMENT

*Crown lift to 6m and crown thin by 25% on 1no. sycamore
Land junction of Masons Place/Forton Road, Newport, Shropshire*

Members will support the recommendation of the Tree Officer.

P/38/18-19 Planning applications Granted & withdrawn

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

Appendix A
To Mins of a P&ED Mtg.
held 30th January 2019

TWC/2018/0982 - Advertisement Granted

Installation and display of 6no internally illuminated fascia signs
Land North of Aldi Foodstore Ltd, Audley Avenue, Newport, Shropshire

TWC/2018/0981 – Advertisement Granted

Installation and display of various signage including 1no. height restrictor, 9no. freestanding signs, 2no. banner units, 1no. side by side directional sign, 20no. directional traffic signs and 2no. playland signs
Land North of Aldi Foodstore Ltd, Audley Avenue, Newport, Shropshire

TWC/2018/0945 – Tree Preservation Order Granted

Reduction of crown by 3m to 1no. Willow tree
Land rear of, Chancery Court, Newport, Shropshire

TWC/2019/0008 - Trees in Conservation Area Granted

Felling of 1no. Mountain Ash tree
20 Wellington Road, Newport, Shropshire, TF10 7HD
