



NEWPORT (Shropshire) TOWN COUNCIL

DRAFT UNTIL SIGNED AT SUBSEQUENT MEETING

MINUTES OF A MEETING OF A PLANNING ECONOMIC DEVELOPMENT COMMITTEE

held on

Wednesday 23rd July 2019

at

The Guildhall, High Street, Newport

PRESENT: Cllrs: Nelson – Chairman
Bailey
Good
Harper
King
Perry

IN ATTENDANCE: Sheila Atkinson – Town Clerk

P/11/19-20 APOLOGIES FOR ABSENCE were received from:

Cllr Fowler– Work commitment
Cllr Scott – Borough Council Planning Cmt. Member
Absent: Cllrs Sydra, Lloyd, Janke

P/12/19-20 DECLARATIONS OF INTEREST - None

P/13/19-20 MINUTES

Minutes of the meeting held on 29th May 2019 were accepted as a true record and duly signed by the chairman Cllr Nelson.

P/09/19-20 PLANNING APPLICATIONS

- a. A general conversation occurred regarding the appropriateness of identifying a company or developer with a perceived reputation or discredited credentials, when responding to any corporate comments to an application. Members were reminded that the duty of this committee was to the members of the public within our community and to apply material planning consideration from National and Local Planning Policy including our own Neighbourhood Development Plan and that applications are considered on their merits and impact and not the individual or company.
- b. Members considered the planning applications detailed under the application numbers below. **RESOLVED to provide the following observations and comments to Telford & Wrekin Planning Authority:**

c. TWC/2019/0552 Full Planning – Support

Installation of 1no. automatic number plate recognition (ANPR) camera and associated 5m high pole Waitrose, Audley Road, Newport, TF10 7DL

Member considered the application with regard to the business model of the company, the employment element and the added value the offering of this esteemed store brings to the town, as well as the impact on civil liberty and anti-social behaviour during store closing times.

Members raised no objection in principle as this application is on privately owned land, not on the public highway, not in any immediate proximity to a residential area, and the car parking will remain free of charge.

However, to alleviate potential conflict between shoppers, employees and charging authority the rules and restriction of operation need to be made very clear and publicised for those using the car park, with consideration of:

- Will the cameras operate 24hr?
- Will there be a “no return” within a set time period?
- Will there be any discretionary powers available to staff member for regular customer?
- Rules of operation must be clearly displayed for users of the car park.

d. TWC/2019/0569 - Reserved Matters – Comment

*Reserved matters application for the erection of 113no. dwellings pursuant to TWC/2011/0827 including details for appearance, landscaping, layout and scale
Land to The North Of, Audley Avenue, Newport.*

Members acknowledged the application as a Reserved Matters in as much as the principal of building on this site has been established. The appearance of the housing very much reflects the general trend for developers to provide the modern ‘ordinary’ and similar styles, which are lacking any special features and give the impression to fit into the existing vernacular. Concerns are raised as to the close proximity to the housing on the cemetery boundary. Consideration for the sensitivity of the location and its impact on the private amenity space of the future tenants of the development needs to be addressed to provide a clear demarcation. Members are however, supportive of the proposed small areas of green space providing demarcation and a softening of the landscape. These areas should be protected from future development and maintained as public open amenity space.

The internal road network, highway infrastructure and street lighting must be completed to a standard that is of sufficient and satisfactory construction that it can be formally adopted and maintained for the benefit of future residents.

Members considered that the existing road traffic bus-only bollard must be retained, as it provides an opportunity to use an alternative to vehicular, by means of pedestrian access and safe cycle routes which should be encouraged and enhanced especially with the close proximity to the local schools, and widening sustainable travel options.

With this new development an opportunity is available for the implementation of providing building standards which will incorporate energy efficiency measures to mitigate climate change, which could also include consideration to designing in south facing buildings to allow for solar energy effectiveness.

e. TWC/2019/0587 - Advertisement – Noted

*Installation of 1no. internally illuminated fascia sign and 1no. pole mounted internally illuminated fascia sign.
Subway, Unit 3, Newport Retail Park, Audley Avenue, Newport, TF10 7GP*

Member noted and raised no issued with the application as an advertisement application, using corporate signage, which will be determined under the delegated authority of the LPA.

f. TWC/2019/0595 - Full Planning – supportive

*Change of Use from restaurant/cafe (use class A3) to micro pub (use class A4)
6 Baddeley Court, High Street, Newport, TF10 7AD*

Members are supportive of the change of use and the originality of the application, and the added value of another independent shop in the town. The model appears to add value to the area and the purpose appears to provide an alternative element to the night-time economy with the proposed opening hours which will support the existing eating houses which do not have liquor licences.

P/10/19-20 PLANNING PERMISSIONS GRANTED

Members noted Planning Permissions Granted: -

TWC/2019/0464 - Full Granted

Proposal:	Erection of 1no. storage container
Location:	Audley Court, Audley Avenue, Newport, Shropshire

TWC/2019/0313 – Full Granted

Proposal:	Erection of a two-storey classroom block with art classrooms and multi-use hall
Location:	Haberdashers Adams, High Street, Newport, Shropshire, TF10 7BD

TWC/2019/0409 - Full Granted

Proposal:	Erection of a single storey front extension
Location:	7 Stafford Road, Newport, Shropshire, TF10 7LX

P/11/19-20 ENVIRONMENTAL CONSIDERATIONS

Members reflected on consideration being given to long-term sustainability and eco development when considering future large-scale applications. It was acknowledged that most of the areas identified in the Local Plan have been granted permission. However, it was considered an objective that the committee need to be mindful of climate change and need to ensure that where ever possible some sort of mitigation or help for the environment can be implemented.

Members were also considered verbal information regarding a new type of “flood sac” which can be used in an emergency, such as the June 2018 incident, which resulted in the High Street and many residential homes being flooded. Consideration as to if the Town Council should purchase a supply in case of emergency ensued. Cllr Nelson will circulate information for members to consider.

Signed

Dated