



NEWPORT (Shropshire) TOWN COUNCIL

DRAFT UNTIL SIGNED AT SUBSEQUENT MEETING

MINUTES OF A MEETING OF A PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

held on

Tuesday 12th November 2019

at

The Guildhall, High Street, Newport

PRESENT: Cllrs: Nelson – Chairman
Bailey
Garvey
Good
Harper
Scott

IN ATTENDANCE: Sheila Atkinson – Town Clerk

P/17/19-20 APOLOGIES FOR ABSENCE were received from:

Cllr Fowler – work commitment
Cllr Janke – Borough Council meeting
Cllr King – Governors Meeting (*Npt. Infants School*)
Cllr Perry – work commitment

Absent: Cllrs Sydra and Lloyd

P/18/19-20 DECLARATIONS OF INTEREST - None

P/19/19-20 MINUTES

Minutes of the meeting held on 23rd July 2019 were accepted as a true record and duly signed by the chairman Cllr Nelson.

P/20/19-20 PLANNING APPLICATIONS

- a. Members considered the planning applications detailed under the application numbers below. **RESOLVED to provide the following observations and comments to Telford & Wrekin Planning Authority:**

- b. TWC/2019/0817 - Full Planning – No Objection**

*Erection of a single storey side extension, garage conversion with green roof and lantern roof and cladding to front elevation
63 Forton Road, Newport, Shropshire, TF10 7JR*

Members considered this application on its own merits as a unique and innovative proposal to enhance the characteristic architectural vernacular of Newport, expressing support to introduce a change to the usual, typically red brick, grey roof structures. No objection from NTC is raised subject to conformity to all planning policies and guidance along with building regulation conformity and that any concerns raised by neighbours are addressed.

**c. TWC/2019/0829 - Full Planning (Retrospective) – Comment No objection
Change of use from restaurant (use class A3) to residential (use class C3)**

Former The Orchard, 128 High Street, Newport, Shropshire, TF10 7BH

Members are disappointed to see a retrospective planning application, however do recognise that the building does have an existing element of residential status. No objection is raised subject to the sympathetic preservation of the building's listed status within the conservation area.

d. TWC/2019/0830TWC/2019/0569 - Listed Building - Comment No Objection

Change of use from restaurant (use class A3) to residential (use class C3) (Listed building application) (Retrospective)

Former The Orchard, 128 High Street, Newport, TF10 7BH

Comments as above.

e. TWC/2019/0856 - Full Planning – Supportive

Creation of rugby pitch (Retrospective)

Newport Rugby Union Football Club, Forton Road, Newport, Shropshire, TF10 8BU

Members are disappointed that the application is retrospective, however are supportive of an investment to provide a community sporting recreational amenity to the Town, with the anticipation that the club can nurture local players to perform as equally well as the current England world cup contenders.

f. TWC/2019/0888- Full Planning – Supportive

Variation of condition 4 to previously approved TWC/2012/0354 to allow amendments to previously approved plans for a new show room entrance, alterations to rear entrances and additional roof light

Unit 7, Springfield Industrial Estate, Station Road, Newport, Shropshire, TF10 7NB

Members are supportive of the investment in commercial premises and welcome the retention of local employment opportunities provided by this town location industrial estate.

g. TWC/2019/0896 - Listed Building – No objection

Internal alterations

Elite Beauty Care Ltd. 30B High Street, Newport, Shropshire, TF10 7AQ

Members raise no objection, subject to approval of the conservation area officer.

h. TWC/2019/0899 - Full Planning – Delegate to Officer

Erection of a first-floor side extension

9 Strine Way, Newport, Shropshire, TF10 7RJ

Members **RESOLVED to delegate response to the Town Clerk, as a non-contentious application.**

P/21/19-20 PLANNING PERMISSIONS GRANTED

Members noted Planning Permissions Granted: -

TWC/2019/0723 – Full Granted

Proposal:	Variation of conditions A9, A23 and B28 of planning permission TWC/2018/0568 to facilitate alterations to road access design
Location :	Land South of A518/West of A41, Newport, Shropshire

TWC/2019/0705 – Full Granted

Proposal:	Installation of new roof
Location :	Travis Perkins, 11 Upper Bar, Newport, TF10 7EH

TWC/2019/0732 – Full Granted

Proposal:	Erection of a porch and re-roofing of existing conservatory
Location :	2 Downfields, Newport, Shropshire, TF10 8QH

TWC/2019/0738 – Full Granted

Proposal:	Erection of an extension to front and rear dormer windows
Location :	15 Boughey Road, Newport, Shropshire, TF10 7QA

TWC/2019/0779 – Full Granted

Proposal:	Erection of a two storey side extension and a single storey front and rear extension
Location :	Wisden House, 32 Forton Road, Newport, Shropshire, TF10 7JP

TWC/2019/0816 – Full Granted

Proposal:	Erection of a single storey front extension
Location :	73 Barnmeadow Road, Newport, Shropshire, TF10 7NS

TWC/2019/0838 – Full Granted

Proposal:	Erection of a balcony to rear elevation ***Amended plans received***
Location :	57 Beechfields Way, Newport, Shropshire, TF10 8QA

P/22/19-20 Applications Withdrawn

Members noted that the following application(s) have been withdrawn for consideration by the LPA:-

TWC/2018/10569 - Replacement of 7no. Windows and 1no. Door

11 Upper Bar, Newport, TF10 7EH

and

TWC/2018/0911 - Erection of a two-story side and rear extension (Part Retrospective)

20 Stafford Road, Newport, TF10 7LX.

P/23/19-20 Planning Seminar and Workshop

Members received a verbal update from Cllrs Bailey, Good and Nelson following their attendance a recent planning training seminar on the subject of "*How to negotiate a major planning application*".

All expressed their great enthusiasm on the delivery and the learning experience of the event. The lessons gained resulted in a discussion around a review and implementation of a pre-application protocol and engagement with developers at an early stage of their preparation for planning development.

Members consider that it is of paramount importance that developers know "*we are open for business*" and **RESOLVED** that a determined effort is taken to advertise and adopt a **Pre-Application Protocol** and formalise a "**shopping list**" of desirable outcomes for request from developers for community benefit and **S106** contributions.

All Town Cllrs are requested to consider and submit ideas for compiling a list of desirable community benefits and aspirations to be formalised and formally approved by the full town council. Members' present, suggested elements regarding Parking, Green Spaces and Cycle Paths.

P/24/19-20 Buildings of Local Interest

Members considered correspondence regarding a consultation on Telford & Wrekin Council's update and review to its register of 'Buildings of Local Interest' and the proposed selection criteria to ensure the questions are fit for purpose within the Borough area.

Member considered the following questions as requested:

Q.1 Do you think there are any circumstances in which a building that is not 'substantially complete' should be included on the list?

Yes – unused and semi derelict buildings or unused abandoned historic buildings

Q.2 Are there any other categories of buildings that contribute to the special identify of the Telford & Wrekin area?

Yes – Terrace Cottages and Workers Cottages

Q.3 Is the proposed form clear and usable?

Delegate – Clerk to provide response.

Signed

Dated