



# NEWPORT (Shropshire) TOWN COUNCIL

DRAFT UNTIL SIGNED AT SUBSEQUENT MEETING

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

held on

Tuesday 11<sup>th</sup> February 2020

at

The Guildhall, High Street, Newport

**PRESENT:** Cllrs: King – Deputy Chairman  
Bailey  
Fowler  
Good  
Harper  
Janke  
Lloyd  
Perry

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

**P/25/19-20 APOLOGIES FOR ABSENCE** were received from:

Cllr Garvey – work commitment  
Cllr Harper – delayed in traffic  
Cllr Nelson – private commitment  
Cllr Scott – mayoral engagement  
**Absent:** Cllr Syrda

**P/26/19-20 DECLARATIONS OF INTEREST** - None

**P/27/19-20 MINUTES**

Minutes of the meeting held on 12<sup>th</sup> November 2019 were accepted as a true record and duly signed by the deputy chairman Cllr King.

**P/28/19-20 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/2020/0009 - Prior Approval – Noted**

*Application for Prior Approval for the erection of a single storey rear extension measuring 6m in length, 3m in height and 2.5m to eaves  
42 Audley Road, Newport, Shropshire, TF10 7DL*

Members acknowledged the application as a Prior Approval application and were provided with a brief outline of the process and the differences between full planning and prior approval applications.

Prior Approval is a formal submission to the local planning authority (LPA) the purpose of which is to ascertain that the development or parts of it are acceptable in national and local planning legislation terms and conformity to building regulations before work can commence. Similarly, *prior notification* is a procedure whereby a developer must notify the planning authority of proposals before exercising any permitted development

rights and to ascertain if prior approval is required. Officers from the LPA have indicated a willingness to provide further explanation, training and clarification.

**c. TWC/2020/0024 Full Planning – COMMENT**

*Erection of a 2m high fence (Retrospective)  
137 Ford Road, Newport, Shropshire, TF10 7UL*

Members are at all times disappointed to see retrospective applications.

There is an increasing practice of householders utilising the open space adjacent to their properties by enclosing with high fences to create additional garden and precedent has been set. Member consider that the fence must comply with recognised guidelines and not create or cause any visual obstruction to road users or pedestrians.

**d. TWC/2020/0030 – Trees in a Conservation Area – Noted**

*Felling of 1no. Lime tree (T1), removal of deadwood to 1no. Robinia tree (T6) and crown thin and lift up to 3.5m to 1no. Maple tree (T31)  
St Nicholas Church, High Street, Newport, Shropshire, TF10 7BA*

Members noted this application submitted by the Town Council for maintenance work to be carried out on trees in the closed Churchyard which the Town Council undertakes responsibility.

**e. TWC/2020/0032 - Trees in Conservation Area – Noted**

*Felling of 1no. Damson tree and removal of overhang from 1no. White Thorn tree  
40 Wellington Road, Newport, Shropshire, TF10 7HD*

Members noted the application and will concede to the tree officer's recommendation.

**f. TWC/2020/0035 - Trees in Conservation Area – Noted**

*Crown lift up to 2m and 20% crown reduction to 1no. Pear tree  
The Guildhall, 1 High Street, Newport, TF10 7AR*

Members acknowledge this application along with TWC/2020/0030 & TWC/2020/0037

**g. TWC/2020/0037 - Trees in Conservation Area – Noted**

*Crown lift up to 2m to 1no. Silver Birch tree  
Central Reservation north/west of, St Nicholas Church, High Street, Newport.*

comments as above.

**h. TWC/2020/0038 – Full Planning – No objection**

*Erection of a two-storey rear extension and car port.  
77 Forton Road, Newport, TF10 8BU*

Members noted neighbour objections regarding the boundary, however, consider that the application proposals are acceptable and raise no objection.

**i. TWC/2020/0065 – Advertisement – Noted**

*Installation and display of 1no. non-illuminated totem sign  
Baddeley Court, High Street, Newport, TF10 7AD*

Member noted and raised no issues with the application as an advertisement application, recognising that the newly revamped premises have several retailers within the site. Members acknowledged the application will be determined under the delegated authority of the LPA.

**j. TWC/2020/0082 - Full Planning – Support**

*Installation of hand car wash including canopy and porta cabin  
Mere Park Garden Centre, Stafford Road, Newport, TF10 9BY*

Members consider that the addition of another car wash facility in close proximity to the town will provide some added value to the Town's offering. They raise no objections subject to adherence to all relevant legislation policy and procedures associated with Employment and Health & Safety issues.

**k. TWC/2020/0093 - Householder (Prior Approval) – Noted**

*Application for prior approval for the erection of a single storey rear extension measuring 5.47m in length, 3.5m in height and 2.5m to eaves  
19 Vineyard Road, Newport, TF10 7HZ*

Members noted the applications acknowledging its status as householder prior approval application.

**l. TWC/2020/0098 – Full Planning – No objection**

*Conversion of existing garage into living space and increase of roof height by 250mm  
5 Moorland Road, Newport, Shropshire, TF10 7PZ*

Members raised no concerns regarding the application. However, consideration is required for adequate off-street parking to be maintained with the loss of a garaging provision.

**P/29/19-20 PLANNING PERMISSIONS GRANTED and REFUSAL**

Members noted the list of Planning Permissions Granted and a Refusal (TWC/2019/1006): -

**TWC/2019/0983 – Full Granted**

<b>Proposal:</b>	Erection of two storey side extension, single storey rear extension and installation of 1 no. dormer window
<b>Location:</b>	7 Lapworth Way, Newport, Shropshire, TF10 7DG

**TWC/2019/1016 – Full Granted**

<b>Proposal:</b>	Installation of 1 no. replacement non-illuminated ATM sign (Listed Building Application)
<b>Location:</b>	66-68 High Street, Newport, Shropshire, TF10 7BA

**TWC/2019/0963 – Full Granted**

<b>Proposal:</b>	Erection of a single storey rear extension and replacement of existing flat roof
<b>Location:</b>	56 Upper Bar, Newport, Shropshire, TF10 7EJ

**TWC/2019/1022 – Full Granted**

<b>Proposal:</b>	Change of use from retail unit (Use Class A1) to tanning salon (Use Class Sui Generis)
<b>Location:</b>	Unit 2 Newport Retail Park, Audley Avenue, Newport, Shropshire, TF10 7GP

**TWC/2019/1006 – Full Refused**

<b>Proposal:</b>	Erection of 1 no. dwelling and detached triple garage with storage above
<b>Location:</b>	Land rear of Bridge Terrace, Lower Bar, Newport, Shropshire

Signed .....

Dated .....

**P/30/19-20 Pre-Planning Protocol**

Members received a report and information regarding the recently updated, revised and adapted Telford and Wrekin Council “Planning Pre application discussions Protocol”.  
**Members RESOLVED to adopt the protocol, attached at Appendix ‘A’, with the aspiration that it will alert developers that the Town Council is “open for business” and willing to provide input to any future development schemes.**

**P/31/19-20 Street Naming – Land at Audley Avenue**

Members noted correspondence and confirmed that they support the proposal for the remaining name on the approved list to be used for application site, TWC/2019/0070 Site of Parkland House, The Car Auction Ltd & Land north of Audley Avenue Industrial Estate, Audley Avenue, Newport, that being: “Yeomanry Way”.

**P/32/19-20 Stafford Borough Council Local Plan 2020-2040**

Members noted correspondence and links to make comment on Stafford Borough Council’s Local Plan 2020-2040.

The Issues and Options document examines a range of high-level strategic options including:

- potential housing and employment land requirements, and how these might be distributed across the new settlement hierarchy;
- potential options for one or more new garden communities in the Borough;
- a range of other planning policy issues which need to be addressed through the new Local Plan, including climate change, economic development, housing provision, transport and the environment.

The closing date for comments to be submitted is 31<sup>st</sup> March 2020.

**P/33/19-20 Strategic Housing and Economic Land Availability Assessment (SHELAA)**

Members noted correspondence relating to the SHELAA. Telford & Wrekin Council is inviting land owners to submit sites which may be suitable for future development. T&W has to identify a future supply of land which is suitable, available and achievable for economic development, housing and other uses, such as renewable energy and leisure developments. Its priority is to identify land for employment development.

The Council will assess all site submissions; consider the location, potential constraints and uses on each site. Potential sites should be at least 0.25 hectares in size or capable of providing at least 5 homes. The Call for Sites does not guarantee that the Council will support or allocate the site for development.

This is a new exercise and will replace information gathered as part of the 2012 Call for Sites, land owners will have to re-submit sites for consideration. The deadline for submissions is summer 2020, and a final date will be posted on the T& W ‘Call for Sites’ webpage in due course.