



NEWPORT (Shropshire) TOWN COUNCIL

DRAFT UNTIL SIGNED AT SUBSEQUENT MEETING

MINUTES OF A MEETING OF A PLANNING ECONOMIC DEVELOPMENT COMMITTEE

held on

Wednesday 22nd November 2017

at

The Guildhall, High Street, Newport

PRESENT: Cllrs: Nelson – Chairman
Eggerton
Forrester
Fowler
Norton
Pryce
Scott

IN ATTENDANCE: Sheila Atkinson – Deputy Clerk

P/15/17-18 APOLOGIES FOR ABSENCE were received and accepted from:

Cllr: Janke – family commitment
Cllr: Foster – prior engagement
Cllr: Perry – work commitment
Cllrs: Borrett & Carter absent

P/16/17-18 DECLARATIONS OF INTEREST

Cllr Scott, as a member of the Telford & Wrekin Council Planning committee declared an interest in the following application (s):-
TWC/2017/0853 – Lower Farm, Longford Road
TWC/2017/0858 – Lower Farm, Longford Road
TWC/2017/0867 – Lower Farm, Longford Road
TWC/2017/0936 – Royal Victoria Hotel, St. Mary Street

P/17/17-18 MINUTES

Minutes of the meeting held on 24th May 2017 were accepted as a true record and duly signed by the chairman Cllr Nelson.

P/18/17-18 PLANNING APPLICATIONS

- a. Members agreed the Chairman's proposal to alter the order of consideration for applications. Bringing to the fore the Lower Farm application (s)
- b. Members considered the Planning Applications detailed under the application numbers below and **RESOLVED to provide the following observations and comments to Telford & Wrekin Planning Authority:**

c. TWC/2017/0774 - Agricultural Determination

*Application for prior notification of agricultural development - proposed road
Lower Farm, Longford Road, Newport, Shropshire, TF10 8LP*

Members recognise that there is no requirement for standard consultation for this type of application as such have no objection to the creation of a road within the parameters of the site, to enable movement associated with a farm working practice.

d. TWC/2017/0858 - Full Planning – Object

*Erection of barn to be used for the processing of Christmas trees grown on site
Lower Farm, Longford Road, Newport, Shropshire, TF10 8LP*

Members consider this application on the merits of farming tradition. It is acknowledged that Newport has small pockets of agricultural land abutting the urban fringe of the town which need to be preserved. The Town Council are not against commerce or job creation and are very supportive of business enterprise. However, consider that processing of Christmas Trees is an industrialised Process as opposed to the traditional agricultural practices of tillage and live stock. Members consider that to change the business model will have a long term detrimental effect on the adjacent residential area, with increase in traffic movements and noise.

Members consider that the access into this site is completely inappropriate for any commercial vehicle movement. Longford Lane is a narrow and in parts only suitable for single vehicle use. There is no footpath provision and the road is routinely used by students from Adams Grammar School to access Longford Hall for sports facilities.

Consideration of drainage on the site raised concerns as there have previously been problems of flooding in the Farm Grove area adjacent to the site.

e. TWC/2017/0853 - Full Planning – comment

*Erection of 2no. single storey garages with associated workshop storage and external log storage
Lower Farm, Longford Road, Newport, Shropshire, TF10 8LP*

Members have no objection to the creation of garaging amenity for the purpose of domestic use to accommodate private vehicles and as an enhancement to the facilities related to the enjoyment of the existing dwelling house.

f. TWC/2017/0766 - Reserved Matters – Noted

*Reserved matters application for the erection of 1no. dwelling including details for appearance, landscaping, layout and scale pursuant to outline application
TWC/2015/0535***AMENDED PLANS RECEIVED***
Site of 1 The Oaklands, Springfields, Newport*

Members noted this application and the amendment to the repositioning of the dwelling to alleviate concerns by the neighbour of overshadowing and loss of light.

g. TWC/2017/0824 - Full Planning – Support

*Change of use from residential dwelling (Use Class C3) to office use (Use Class B1(a))
2 New Street, Newport, Shropshire, TF10 7AX*

Members are supportive and welcome more service related business in the Town. Comments made by the Highways Department regarding parking were noted.

h. TWC/2017/0849 - Full Planning – No objection

*Replacement of existing 8m high telecommunications mast with a 9m high telecommunications mast.
Telecommunications Mast, High Street, Newport,*

Members raise no objection to the application and consider the upgrade as a necessity to provide a continued telecoms network service.

i. TWC/2017/0867- Full Planning – Noted

Erection of two storey rear extension and the erection of a 1.8m high boundary wall to the front of dwelling (Amendment to previous Planning Approval TWC/2015/1130) (Part retrospective)

Holly House, 44 Stafford Road, Newport, TF10 7LZ

Members noted the objections from neighbours regarding the location of an external door and opening windows contrary to the previous planning approval, and noted that the application has been refused.

j. TWC/2017/0874 - Demolition Determination

Application for prior notification of proposed demolition of Parkland House office suite and associated warehouse buildings and 6/10 portal frame light industrial units.

Parkland House & The Car Auction Ltd, Edgmond Foods (Unit 6 - 10) Audley Avenue Industrial Estate, Audley Avenue, Newport, Shropshire, TF10 7BX

Members noted the prior notification for demolition and would want to see the land used for commercial use.

k. TWC/2017/0885 - Full Planning – No Objection

Erection of a two storey side and single storey rear extension and extension to existing dropped kerb

11 Oak Avenue, Newport, TF10 7EF

Members raise no objection.

l. TWC/2017/0903 – Full Planning – Objection

Cross boundary application for the creation of a new access and installation of processing plant to facilitate sand and gravel extraction.

Woodcote Wood, Woodcote, Newport.

Members have very strong concerns regarding the increase in HGV vehicle activity on the A41 with the creation of any form of new junction on this stretch of road. This proposal is in close proximity to the well-used B4379 junction, of the A41 road network with a notorious reputation as an accident black spot.

This stretch of A41 a major tributary route between the A5 and Newport, comprises in part varying cambers and undulations which create a necessity for large, HGV and agricultural traffic to reduce their speed, causing delays and tailbacks. Conversely there are sections at which other vehicles take opportunities to exceed national speed limits.

Consideration as a most important issue, is regarding the impact on the Highway Infrastructure and the confluence any type of additional access on this Road will bring. The long term influence on the access and egress to the properties of the existing residents must be taken in to account to ensure this vital commercial link between the south of England and Ireland maintains free flow of traffic, no long traffic congestion and no detriment to the sustainable economic growth of Newport and the wider hinterlands.

m. TWC/2017/0911 – Full Planning – Support with conditions

Erection of 2no. garages and side extension to existing garage.

Land adjoining, 1 Farm Grove, Newport, Shropshire.

Members acknowledge that a previous application has elapsed. The conditions attached to TWC/2011/0192 are still very relevant and consideration to apply similar conditions is requested. Of particular concern, is that culvert which crosses the site is not compromised.

n. TWC/2017/0936 – Full Planning – Comment

Removal of condition 8 on TWC/2016/0816 to allow commencement of the construction of the previously approved terraced housing to the rear of the hotel

Royal Victoria Hotel, St Marys Street, Newport, Shropshire, TF10 7AB

Members are content to support the recommendation of the LPA as to the appropriateness for removal of this condition. The Town Council would not wish to impede the acceleration of the site or hamper the viability of the project, and would wish of see the whole site developed, not just piece meal.

However, concerns are raised as to the stability of the existing Listed Building as demolition has now taken place. Positive reassurance is sought that the building is structurally safe and that procedures are in place to protect the building from a catastrophic collapse with ground disturbance during construction of the housing development.

P/19/17-18 PLANNING PERMISSIONS GRANTED

Members noted the list of Planning Permissions granted:

TWC/2017/0179

OUTLINE PLANNING PERMISSION

Proposal:	Outline application for the erection of 19no. dwellings with all matters reserved
Location :	Land south of 28 Beechfields Way, Newport, Shropshire

TWC/2017/0447

FULL PLANNING PERMISSION

Proposal:	Demolition of existing dwelling and erection of 10no. bungalows with associated access ** Amended plans received**
Location :	Site of Aston Grove, Moorfield Lane, Newport, Shropshire

TWC/2017/0647

FULL PLANNING PERMISSION

Proposal:	Erection of a single storey side extension *****amended Plans and Description*****
Location :	34 Waterside Mews, Newport, Shropshire, TF10 7PA

TWC/2017/0657

APPROVAL OF RESERVED MATTERS

Proposal:	Variation of Condition 9 of Planning Permission TWC/2016/0529 to remove the internal garage from the dwelling and erect a separate detached double garage on site
Location :	Land adjacent 1 Station Road, Newport, Shropshire

TWC/2017/0678

FULL PLANNING PERMISSION

Proposal:	Erection of a pitched roof over existing flat roof garage and partial conversion to enlarge kitchen, installation of 2no. first floor windows in South East elevation and the erection of a single storey extension and canopy to the rear *** Amended description and amended plans received***
Location :	2 Maynards Croft, Newport, Shropshire, TF10 7TB

TWC/2017/0712

FULL PLANNING PERMISSION

Proposal:	Erection of a single storey side extension and front canopy
Location :	51 Ford Road, Newport, Shropshire, TF10 7TU

TWC/2017/0717

FULL PLANNING PERMISSION

Proposal:	Erection of a pitched roof over existing garage (Part retrospective) *** Amended description and amended plans received***
Location :	8 Islington Close, Newport, Shropshire, TF10 7TT

TWC/2017/0808

TREE PRESERVATION ORDER CONSENT

Proposal:	Reduction of up to 2m off lowest 3rd order limb of 1no. Purple Beech tree
Location :	Land fronting, 3 Princess Gardens, Newport, Shropshire

P/20/17-18 PLANNING APPLICATION (s) WITHDRAWN

Members noted two planning applications that have been withdrawn:

- a. **TWC/2016/1104** - Site of Aston Grove, Moorfield Lane, Newport, Shropshire
Outline application for the erection of 5no. dwellings with associated access with all other matters reserved - Application Withdrawn
- b. **TWC/2017/0556** - 2 Cowslip Acres, Newport, Shropshire, TF10 9FB
Erection of 0.66m metre wall and 1.85m boundary fence - Application Withdrawn

P/21/17-18 NEIGHBOURHOOD DEVELOPMENT PLAN

Members noted that documents had been submitted to Telford & Wrekin Council for consideration of publication under Regulation 15 of the Town and Country Planning England, The Neighbourhood Planning (General) Regulations 2012.

P/22/17-18 REVIEW OF PLANNING MEETING STRUCTURE

Members reviewed the current adopted approach to meetings and meeting dates of the committee, and were content to continue with the current arrangements. A list of the Planning Permission will be noted at the monthly Town Council Meetings.