



NEWPORT (Shropshire) TOWN COUNCIL

DRAFT UNTIL SIGNED AT SUBSEQUENT MEETING

MINUTES OF A MEETING OF A PLANNING ECONOMIC DEVELOPMENT COMMITTEE

held on

Wednesday 9th October 2018

at

The Guildhall, High Street, Newport

PRESENT: Cllrs: Nelson – Chairman
Foster
Fowler
Norton
Scott
Borrett
King

IN ATTENDANCE: Sheila Atkinson – Interim Clerk

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

Cllr: Carter – Wrekin Area Cmt. AGM - in capacity as executive member
Cllr: Forrester – Wrekin Area Cmt. – in capacity as Chairman of CSC (SID's)
Cllr: Janke – family commitment
Cllr: Perry – work & family crisis
Cllr: Eggerton – absent

P/20/18-19 DECLARATIONS OF INTEREST

None

P/21/18-19 MINUTES

Minutes of the meeting held on 5th September 2018 were accepted as a true record and duly signed by the chairman Cllr Nelson.

P/22/18-19 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/2018/0560 - Full Planning - Change of use

3 & 5 Chetwynd End, Newport, Shropshire, TF10 7JJ

Change of use of 3 Chetwynd End from dwelling (Use Class C3) to offices (Use Class B1(a)) and provision of parking to 5 Chetwynd End

****Amended location plan received****

Members were apprised of the LPA's Office's report and the recommendations for approval subject to conditions being applied regarding Parking Restrictions, signage and operating hours.

The Town Council have called this application in and notwithstanding the recommendations will uphold the decision for it to be considered by T&W Planning Committee; Cllr Nelson will attend the meeting and reiterate the concerns of this committee and those of the neighbours.

b. TWC/2018/0568 - Full Planning - Outline planning application

Land South of A518/West of A41, Newport, Shropshire

Hybrid planning application. Part A: *Outline planning application for the construction of an employment park comprising of up to 34,890 sq.m of business, general industrial, warehouse and distribution floor space (Use Classes B1, B2 and B8) with all matters reserved except for the means of access to the site (Phase 1). Part B: Full planning application for the construction of 24no. business, general industrial and warehouse and distribution units (Use Classes B1, B2 and B8) along with associated 2no. accesses and internal spine road, parking provision and landscaping (Phases 2 & 3)*

Members discussed the application in the context of the NiPark Project information group's initial meeting, held on 12th September. Cllr Nelson had attended having been tasked with a remit from this committee to ask questions and provide preliminary comments to the LPA. This application will be a regular item on the Town Council Agenda to allow Members to be conversant and maintain a watching brief on this long-term major construction and development, and feed back to the P&ED Committee Chairman comments for the NiPark Project Information Group meetings.

Following discussion, the following initial recommendations and comments are submitted to the LPA:

- The general consensus was that the development is a great opportunity for Newport and Harper Adams University.
- Members would wish the LPA to be mindful during the construction phases of this project, not only to the residents of Newport but also of the wider hinterlands, to give advance warning notification of all disruptions and road closures, by providing regular, clear, concise, informative information and news alerts. Consideration is also requested to provide signage to protect the sustainability of the High Street within the Town, and advertise that the local centre of Newport is "*Still Open for Business*".
- High quality landscaping is promised in the Planning application: This should reflect and enhance the rural setting and mitigate impact on the existing environment – consideration to provide innovative ideas with eco-friendly solutions such as "Green Roofs?"
- Architecture must have consideration to the adjacent Conservation Area status of Newport Town Centre, design and street scape linking Past and Future. This development creates an opportunity to construct buildings of iconic design that could represent the anticipated ground-breaking engineering solutions, not only in the agri-tech industry but also in construction and architecture.

- Consideration of employment space for business with Non-Industrial uses, to enhance and support “Wellbeing” of employees and provide ancillary services are necessary to include gym/cafe/crèche.
- Members consider Highway improvements and infrastructure have to provide benefits and support links from the Town to improve and encourage walking, cycling, persuade less use of private vehicles’ and a local bus service to provide accessibility to all members of the community is of paramount importance, as is a safe crossing access across the A518 from the Sheep Island for the use of pedestrians’ and cycle users.

c. TWC/2018/0582 – Full Planning – Amended plans received

43 Barnmeadow Road, Newport, TF10 7NR

Erection of a two storey side and front extension and a first floor side and rear extension, erection of a canopy and porch on the front elevation, erection of a detached workshop building and a detached store building connected with a concrete wall and re-profiling of the rear garden (Part Retrospective)

Members discussed this application at length taking into account various comments, conjecture and recommendation of LPA officers, neighbours and cllrs. Members are satisfied that the application is being addressed thoroughly and subject to adequate conditions to protect the property and the amenity of the area.

d. TWC/2018/0674 - Full Planning – Comment

Beaumaris Road, Newport, Shropshire

Erection of 1no. single storey dwelling with associated parking find the link Site of The Old Print Works,

Members have no objection in principal to the application of 1 dwelling on this site however, provision of onsite vehicle parking provision is essential at this location, to avoid obstruction and congestion on adjoining roads, and to protect the amenities of the area. Members support the Conservation Area Officers comments and opinions and would want this development to protect the character and appearance of the Newport Conservation Area.

e. TWC/2018/0761 – Full Planning - Extension to garden centre

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

Extension to garden centre to provide restaurant, fully enclosed sales area and erection of canopies over part of external sales area together with extension to car park following demolition of existing structures

Mere Park Garden Centre and this application site are rapidly increasing in size, and are including the establishment of other varied ancillary business enterprises. Members raise no objection in principal to the extension, however the location of the site; A41/A518, is not conducive to safe pedestrian accessibility. Members would wish that contribution is given to the provision of safe crossing points across the A41 in the form of pavements, crossing point or other engineered solutions to allow greater access and less reliance on the car.

f. TWC/2018/0736 – Full Planning - Erection of 5no. dwellings

*Land east of Lavender Leap, Plough Lane, Newport, Shropshire
Erection of 5no. dwellings with associated garages and accesses*

Members object to this application. The use of Plough Lane for the access and egress of a significant increase in vehicle movement on an un-adopted single track road is not considered acceptable.

The number of dwellings on the site is considered to be an over development, providing limited parking for large style houses. There is inadequate parking provision and the use of tandem parking is considered totally inefficient for long-term sustainability.

Consideration should be given to the developer negotiating with other land owners to utilise proposed access routes on a new development in close proximity to this site, and avoid contravening the buffer zone for the proposed public open space and play area.

g. TWC/2018/0745 – Full Planning – Object

*64 Stafford Road, Newport, Shropshire, TF10 7QZ
Erection of a single storey front, side and rear extension*

Members raised concerns regarding the side extension protruding forward of the building line, and consider that the effect of this extension will distort and alter the existing street scape.

h. TWC/2018/0770 – Full Planning

*1 Lower Bar, Newport, Shropshire, TF10 7BE
Conversion of offices and outbuildings into 2no. dwelling houses including the erection of 1.8 metre fencing and gates to provide private amenity space (Full Planning Application)*

Members are disappointed at the loss of small scale, town centre employment facilities, and would wish to be assured that there is adequate parking provision for dwelling houses. As a listed building, assurance, that the conversion is fully compliant and satisfactory to conservation area standards and regulations.

i. TWC/2018/0771 – Listed Building

*1 Lower Bar, Newport, Shropshire, TF10 7BE
Conversion of offices and outbuildings into 2no. dwelling houses including the erection of 1.8 metre fencing and gates to provide private amenity space (Listed Building Application)*

Comments as above.

- j. TWC/2018/0774 – Householder (Prior Approval)**
*21 Station Road, Newport, TF10 7EN
of a single storey rear extension measuring 6.0m in length, 3.2m in height and 2.3m to eaves*

Members noted this prior approval notification.

- k. TWC/2018/0776 – Listed Building – No comment**
*The Guildhall, 1 High Street, Newport, Shropshire TF10 7AR
External painting to building.*

- l. TWC/2018/0783 – Full Planning – No Objection**
*Former Budgens, Baddeley Court, High Street, Newport, TF10 7AD
Installation of 5no. external air conditioning condenser units to side elevation of Specsavers, Unit 1 (Full Planning Application)*

Members raised no objection, and welcome the fact that the building will be brought back into use.

- m. TWC/2018/0784 - Advertisement – No Objection**
*Former Budgens, Baddeley Court, High Street, Newport, Shropshire, TF10 7AD
Display of 2no. fascia signs and 1no. projecting sign to Specsavers, Unit 1
(Advertisement Consent Application)*

As above

- n. TWC/2018/0805 – Trees in Conservation Area**
*131 High Street, Newport, Shropshire, TF10 7BH
Proposed canopy reduction by up to 10m on 1no. Poplar tree (T1), 1no. Willow tree(T2) and 1no. Silver Birch tree (T3), overall reshaping by reduction of up to 2m on 1no. Walnut tree (T6) and felling of 3no. Robinia trees (T4, T7, T8)*

No objection, support the recommendations of the Tree Officer.

P/23/18-19 Planning applications Granted & withdrawn

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

TWC/2016/0589 Full Granted

Land to the rear of 40-42 St Marys Street, Newport.
Erection of 6no. dwellings and block of 3no. flats with associated vehicular and pedestrian access and parking, following demolition of existing industrial/warehouse buildings (Full Planning)

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TWC/2018/0535 Full Granted

3 Forton Road, Newport, Shropshire, TF10 7JL
Proposed loft conversion and installation of 2no. dormers and 2no. roof lights

TWC/2018/0138 Reserved Matters Granted

Land to the North of Audley Avenue, Newport.
Reserved matters application for the erection of 102no. dwellings including details for layout, scale, appearance and landscaping pursuant to outline application *TWC/2011/0827*

TWC/2018/0546 Full Granted

Haberdashers Adams, High Street, Newport TF10 7BD
Alterations and extension to form a new main public entrance including replacing an existing central timber screen with a new frameless glass door and glazed side screen with a minimal frame and new level access

TWC/2018/0547 Listed Building Granted

Haberdashers Adams, High Street, Newport,
Alterations and extension to form a new main public entrance including replacing an existing central timber screen with a new frameless glass door and glazed side screen with a minimal frame and new level access

TWC/2018/0458 'Full Granted

Land rear of 10 The Horseshoes, Newport, TF10 7GG
Change of use to private garden land and the erection of a 1.9m high fence

TWC/2018/0696 Tree Preservation Order Granted - The Rylands Nursing Home,
74 Forton Road, Newport, Shropshire, TF10 8BT

TWC/2018/0583 Withdrawn

Church Aston Play Area, Wallshead Way, Church Aston, Newport, Shropshire
Installation of 12m x 20m ball court for informal recreational and play use

TWC/2018/0649 Full Granted

Al Mahroussa, 34 Forton Road, Newport, TF10 7JP
Erection of a single storey side and rear extension and detached garage/potting shed

TWC/2018/0767 Withdrawn

Former Caress Manufacturing Ltd, Beaumaris Road, Newport
Installation and display of 1no. non-illuminated fascia sign and 1no. swinging display sign