

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number TWC/2014/0272
Site address Ivydale, High Street, Coalport, Telford, Shropshire, TF8 7HZ
Proposal Erection of 12no. dwellings with associated garaging, access,
 parking and private amenity space ***AMENDED PLANS
 AND INFORMATION RECEIVED***
Recommendation Full Grant

Since the preparation of the Planning Committee report, a number of further representations have been received as set out below:

Statutory consultees:

Shropshire Fire Service: Comment

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications".

West Mercia Constabulary: Support subject to conditions

There are opportunities in this scheme to design out crime and /or the fear of crime and to promote community safety. Therefore should this proposal gain planning approval, condition requested that the applicant should aim to achieve the Secured by Design (SBD) award status. SBD is a nationally recognised award aimed at achieving a minimum set of standards in crime prevention for the built environment, the scheme has a proven track record in crime prevention and reduction.

Local representations:

Four representations have been received supporting the scheme, raising the following summarised issues:

- Still very much in favour of this development – boost Coalport and regenerate village
- More family houses needed in Coalport, houses rarely become available
- Support for design, planning, position, screening and access.

The representation of the Fire Service and West Mercia Constabulary are as per their previous comments and thus were considered by Officers in presenting the scheme to Members at the earlier Planning Committee. The local representations of support are acknowledged. On the basis of the updates, no revisions to the recommendation, proposed conditions or informatives are required.

RECOMMENDATION: that DELEGATED AUTHORITY be granted to the Service Delivery Manager of Development Management to GRANT PLANNING PERMISSION subject to the following conditions:

- A) The Applicant entering in to a Section 106 Agreement with the Council relating to:
- i. A contribution of £600 per 2 bed unit (and above) towards enhancement works to the neighbouring Silkin Way walking and cycle route.
- B) The following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):
1. A04 Time limit – full
 2. B016 Details of Materials – Conservation Area
 3. B017 Samples of Materials – Conservation Area
 4. B018 Sample brick panel - Conservation Area
 5. B021 Details of Doors and Windows - Conservation Area
 6. B062 Surface Water Drainage – including future ownership
 7. B079 Drainage – means of addressing overland flows
 8. B092 HE – Details of Services : Exterior
 9. B095 HE – Details of heads, cills, eaves and corbelling
 10. B121 Landscaping design – include native hedgerow and tree species planting
 11. B133 Replacement trees
 12. B149 Ecology – Lighting Plan
 13. B149 Ecology – Bat Survey
 14. B150 Site Environmental Management Plan
 15. C013 Parking, Loading, Unloading and Turning
 16. C016 Gates
 17. C020 Highways – visibility splays
 18. C029 Geotechs – land stability
 19. C38 Development in accordance with deposited plans
 20. C109 Ecology – Erection of nest boxes
 21. C109 Ecology – Landscaping Plan

Informatives

I06	S106 Agreement
I11	Highways
I21d	Instability – Zone 4 Jacobs
I25a	Nesting birds (pre-construction)
I25e	Trenches
I35	Ecology – Storage of materials
I40	Conditions
I41	Reasons for grant of permission
RANPPF1	Approval NPPF