

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2014/0671
Site address	Land adjacent to Cheshire Cheese, Doseley Road, Doseley, Telford, Shropshire
Proposal	Outline application for the erection of 13no. dwellings with associated access (all other matters reserved) ****AMENDED RED LINE BOUNDARY****
Recommendation	Outline Grant

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

Statutory consultees:

Parish Council: No comment

Highways: Comment

No further comments.

Parks & Open Spaces: Comment

P&OS original comments stand. In addition, in our experience the proposed landscaping / trees in the rectangular Public Open Space could create a nuisance to the adjacent proposed residents by way of being used as football posts. We would suggest an alternative landscape scheme.

Shropshire Fire Service: No comment.

No additional comment stems from the representations other than from the Parks & Open Space Officer, this relates to the parcel of land between plots 4 and 5 as shown on the site plan – notably an indicative representation with the scheme being in outline form with layout a reserved matter. Whilst the representation is appreciated, the area of concern lies outside of the red line boundary and within the blue line boundary, thus a condition would not be appropriate. On the basis of the updates, no revisions to the recommendation or proposed conditions are required, whilst an additional informative is recommended drawing the attention of the applicant to the representation of the Parks & Open Space Officer.

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 dwelling (2 or more bedroom properties) towards offsite environment improvements for play and recreation at

the children's play area at Doseley Pipeworks, or play area at Shirefields.

- ii. £2,298 per dwelling (excluding one beds were this relevant) towards refurbishment works at the Captain Webb Primary School, Dawley.

B) The following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):

- A01 Time limit (outline)
- A03 Submission of reserved matters
- B02 Standard outline some matters reserved
- B03 General details required
- B10 Details of materials
- B11 Samples of materials
- B12 Sample Brick Panel
- B35 Off-site highways (Details approved)
- B42 Parking/Turning/Loading
- B49 Details of the design / construction of any new roads, footways, Street Lighting, details of disposal of surface water to outfall
- B49 Scheme of Public Right of Way improvement works
- B50 Shallow Mineworking
- B61 Foul and Surface Water
- B64 Soakaway Test
- B65 Soakaway more than 5m from building or boundary
- B125 Details of Earthworks
- B127 Landscape Management Plan (15 years)
- B142 Management Plan
- B149 Lighting Plan
- C38 Development in accordance with deposited plans
- C40 No approval of layout / elevations / floorplans
- C70 Trees no burning
- C72 Trees – materials storage
- C73 Hedge Protection
- C74 Tree Protection
- C100 Bird Boxes
- C109 Buffer zone - Habitat features
- C109 Lighting plan
- C38 Development in accordance with deposited plans

Informatives

- I06 S106 Agreement

I11	Highways
I17a	Coal Authority – Development High Risk Area
I18	Landfill Gases
I25a	Nesting Birds
I25e	Trenches
I32	Fire Authority
I35	Revision recommended to proposed landscaping between indicative plots 4 and 5 (within blue line boundary)
I40	Conditions
I44	Outline permission
RANPPF1	Approval - NPPF