

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2016/0107
Site address	Former Concrete Works, Lightmoor Road, Lightmoor, Telford, Shropshire
Proposal	Outline application for the erection of 52no. dwellings and associated access with all other matters reserved
Recommendation	Outline Grant

1.0 UPDATE TO PLANNING COMMITTEE

- 1.1 The Healthy Spaces Officer has confirmed that any contributions towards Equipped Children's Play and Recreation, which covers older children's play such as ball courts / skate parks / outdoor gyms etc. would be spent in Lightmoor Village on upgrading existing facilities at Croppings Park / Stocking Park and Holywell Meadow.
- 1.2 The recommendation to Planning Committee has been amended to reflect the above:

2.0 RECOMMENDATION

- 2.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to **GRANT OUTLINE PLANNING PERMISSION** subject to the following:
- A.) The applicant/landowners entering into a Section 106 Agreement with the Local Planning Authority, terms to be agreed by the Development Management Service Delivery Manager, relating to:

(i) Highways

- £30,000 towards formalising Definitive Rights of Way in order to provide pedestrian access to local amenities in Lightmoor centre.
- £5,000 towards implementation of a Speed Restriction Traffic Regulation Order and associated Signage on Lightmoor Road from a 60mph Road to a 40mph Road.

(The off-site highways works to provide a pedestrian footway running south to a new pedestrian splitter in the A4169 providing access to the bus stops in Woodside would be secured by condition and a s278 agreement).

(ii) Equipped Children's Play and Recreation

- £600 per dwelling towards enhancement of the existing equipped children's play facilities at Croppings Park / Stocking Park and Holywell Meadow, Lightmoor Village.

- £600 per dwelling towards recreation facilities for older children and young people at Croppings Park / Stocking Park and Holywell Meadow, Lightmoor Village.

(iii) Education

- £121,131 contribution towards educational facilities at Captain Webb Primary School, Dawley using the following formula:

Demand Generation

(d) Dwellings x (e) Average Beds/Dwelling = (f) Total Population Demand x (g) Average School Year (0.011).

Cost

(h) Primary pupil no.s (7yrs x g), (i) DfES New Build standard multiplier (£12,257) (2008-09 figure), (j) Regional variation (+ or - %) (Jan 09 local factor variation), (k) Regional Multiplier (lxj) – any surplus.

(iv) Ecology

- £10,000.00 for the creation of alternative reptile habitat within Lightmoor Reserve.

B.) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

1. A01 Time Limit Outline
2. B002 Standard Outline – some matters reserved
3. B003 General details required
4. B007 Layout Reserved Matter in accordance with Concept Sketch Plan
5. B011 Samples of materials
6. B049 Construction details of off-site pedestrian facilities
7. B049 Construction, drainage and lighting of any new roads, footways, accesses.
8. B049 Construction of parking, turning, loading and unloading areas
9. B049 Construction of the pedestrian link between the proposed development and existing public right of way.
10. B052 Untreated mineshafts
11. B055 Treated mineshafts and further works
12. B057 Land contamination
13. B061 Foul and Surface Water Drainage
14. B062 Surface water drainage
15. B064 Soakaway test
16. B065 Soakaways more than 5m from buildings or boundaries
17. B076 SUDS Management Plan

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| 18. B084 | Noise Mitigation |
| 19. B121 | Landscaping Design |
| 20. B126 | Landscape Management Plan |
| 21. BCustom | Terms of POS transfer |
| 22. B130 | Tree Protective Fencing |
| 23. B141 | Ecological Mitigation Strategy and Method Statement |
| 24. B142 | Habitat management plan (post construction) |
| 25. B145 | Lighting Plan |
| 26. B149 | European Protected Species Licence |
| 27. B150 | Site Environmental Management Plan |
| 28. C14 | Visibility Splays 2.4 X 66m |
| 29. C38 | Development in accordance with plans |
| 30. C40 | No approval of layout |
| 31. C100 | Erection of artificial nesting/roosting boxes |

Informatives

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| 1. I06 | Scope of Consent - Section 106 Agreement |
| 2. I08 | Highway Licence |
| 3. I24a | Great Crested Newts |
| 3. I25m | Nesting Wild Birds |
| 3. I35c | Requirement to contact TWC Rights of Way |
| 4. I40 | Conditions |
| 5. I44 | Reasons for Outline Consent |
| 5. RANNP1 | Approval - National Planning Policy Framework |