

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2017/0406
Site address	Land rear of Cedar Lodge, Waters Upton, Telford, Shropshire
Proposal	Erection of 8no. dwellings (including 3no. affordable units) with creation of new access ***AMENDED DESCRIPTION AND AMENDED PLANS RECEIVED***
Recommendation	Full Grant

1.0 UPDATE

- 1.1 Since preparation of the committee report the applicant has agreed to enter in to a S106 agreement with the Council to secure the delivery of affordable housing (37.5% provision). The recommendation has therefore been amended accordingly.

2.0 RECOMMENDATION

- 2.1 The recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

- A) The applicant entering in to a Section 106 Agreement with the Council relating to:
- 37.5% provision of affordable housing (3 dwellings) made available for affordable rent (through a Registered Provider). All lettings should be made through 'Homes Direct' with priority for initial lettings and future relets be given to people in housing need who are long term residents of, or who have a strong local connection with, the parish of Waters Upton.
- B) The following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):

Conditions

1. Time Limit – Full 3 years
2. Samples of materials
3. Details of new roads/footways/access/PRoW
4. Details of off-site highway works
5. Parking prior to occupation
6. On-site construction plan
7. Foul & Surface water drainage
8. Details of enclosure
9. Tree protection plan
10. Landscaping implementation
11. Erection of artificial nesting/roosting boxes
12. External Lighting Plan
13. Affordable housing provision (Plots 1, 5 & 6)
14. Removal of Permitted development rights
15. Development in accordance with plans

Informatives

S106 Agreement
Ecology
Fire Authority
Secure by Design