

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2018/0886
Site address	Former Shukers Garage, Holyhead Road, Ketley, Telford, Shropshire, TF1 5DS
Proposal	Change of use from a garage to a Place of Worship and Community Hall (Use Class D1 - Non residential institutions) ***AMENDED LOCATION PLAN AND ADDITIONAL INFORMATION SUBMITTED***
Recommendation	Full Grant

Following the preparation of the Committee Report recommending this scheme for Approval subject to a Section 106 Legal Agreement for £3,000 for Parking Restrictions, Condition(s) and Informative(s), two further Conditions in respect of hours of operation and a restriction of the Use of the building for this purpose and not for any purposes under the D1 Use Class are now proposed within an Amended Recommendation alongside an amendment in respect of the Section 106 Legal Agreement.

In regards to the Section 106 Agreement, Officers initially sought a payment of a £3,000 contribution prior to development commencing to allow for the Local Planning Authority to monitor the parking situation for a period of three years. If parking restrictions did not need to be implemented within these three years, these monies paid would be returned.

Following discussions with the Council's Legal Officer and the Applicant, it has now been agreed that the Section 106 will outline that the money does not need to be paid upfront, rather that the Council can request this money at any time whilst the building is occupied as a Place of Worship/Community Hall. This will apply in perpetuity and will ensure that should any parking restrictions need to be implemented at any point in the future, these monies can be called upon for these to be implemented.

Officers recommend this application for approval subject to a Section 106 Legal Agreement, Condition(s) and Informative(s).