

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2016/1152
Site address	Site of Parkland House, The Car Auction Ltd & Land north of Audley Avenue Industrial Estate, Audley Avenue, Newport, Shropshire
Proposal	Outline planning application for up to 61 dwellings with all matters reserved **ADDITIONAL INFORMATION RECEIVED**AMENDED PLANS**
Recommendation	Outline Grant

1.0 NEWPORT TOWN COUNCIL REPOSE (23rd May 2018)

- 1.1 The Town Council's comments were made prior to receipt of the latest amended Indicative Site Plan (Rev V received on the 4th June 2018) which has been forwarded to the Town Council but as they have not had a meeting since they have not been able to provide further comment. Since consultation, the number of dwellings has been reduced from a maximum of 68 to a maximum of 61 which has led, in Officers opinion, to a significant improvement to the scheme as shown indicatively.
- 1.2 *"The Town Council are being re-consulted on this application with Additional Information and Amended Plans, to ascertain if we wish to provide any further comment. Our previous comments, objecting to the 100% affordable element have been taken on board.*
- 1.3 *Members were appraised that negotiations were still ongoing and that final plans were not yet offered. The Town Council will be re-consulted when final scheme is completed.*
- 1.4 *Members recommend that the developer contributes positively to S106 contribution, and would ask for consideration of the suggestions from the Town Council is submitted. The application site is in close proximity to the Cemetery which has issues around drainage. Mitigation to allow improvements to linkages of drainage works between the development site and the cemetery to eliminate any detrimental or environmental adversity to drainage methods.*
- 1.5 *This application site and the proximity to the town centre, schools and other amenities will respond positively to non-car use. Therefore pedestrian cycle linkage and public transport provision is essential to be provided to maintain community sustainability."*

2.0 CONCLUSION

Based on the conclusions above, it is recommended that DELEGATED AUTHORITY be GRANTED to the Delivery Management Service Delivery Manager to GRANT OUTLINE PLANNING PERMISSION subject to;

- A) The submission of satisfactory drainage information,

B) The applicant/landowners entering into a Section 106 Agreement with the Council (with indexation applicable to contributions from the date of committee resolution to grant outline permission), terms to be agreed by the Development Management Service Delivery Manager, relating to:

(i) Children's Play Space

- £33,000 to increase capacity of existing children's play area at Shukers Field, Newport.

(ii) Affordable housing

- 35% of units proposed at Reserved Matters with a tenure split of 80% social or affordable rented and 20% shared ownership (with a minimum 25% initial equity stake).

(iii) Education

- Contributions (£201,803 total) towards the changing room facilities projects at Newport Primary School (£145,788) and Burton Borough Secondary School (£56,015) to mitigate the impact of the development.

C) The following conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager;

1. A02 Time Limit – Reserved Matters
2. A03 Time Limit - Submission of Reserved Matters
3. B001 Standard Outline - all matters reserved
4. B004 General Details amended
5. B005 Conditions details access (amended)
6. B011 Samples of Materials
7. B012 Sample Brick Panel
8. B045 Travel Plan (Measures Only)
9. B057 Land Contamination
10. B076 SUDS Management Plan
11. B079 Scheme of foul and surface water drainage
12. B121 Landscaping Reserved Matter to include Landscape Design
13. B126 Long Term Landscape Management Plan
14. B129 Landscape detail of publically accessible open space
15. B139 Tree Protective Fencing (Custom)
16. B139 Appointment of Arboricultural Clerk of Works
17. B143 Habitat Creation and Management Plan
18. B149 Buffer zone – Water Vole
19. B150 Site Environmental Management Plan
20. C040 No approval of layout
21. C071 Soil levels
22. C050 Completion of noise attenuation
23. C079 Tree Preservation Order Suitable Contractor
24. C091 Works in accordance with ecological survey
25. C109 Erection of artificial nesting/roosting boxes
26. C109 Lighting Plan

27.C38	Development in accordance with plans
28.D11	Construction hours
29.D11	No development on Bank or Public Holidays
30.D01	Removal of all permitted development

Informatives

I06	Section 106 agreement
I11	Highways – Works within highway S278
I32	Fire Authority
I35	Internal road layout
I36	Street name and numbering
I40	Conditions
I44	Reasons for Outline Consent
RANPPF2	Approval following amendment – NPPF