

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2018/0956
Site address	Plot 5B, Telford 54 Business Park, Nedge Hill, Telford, Shropshire
Proposal	Erection of an industrial unit (B1 Use Class) with associated car park and service yard
Recommendation	Full Grant

1.0 ADDITIONAL OFFICER NOTES

- 1.1 Plans: Members are advised of an error in the Committee Agenda which has resulted in a superseded plan being included as the proposed Site Plan. The correct version, Drawing Number 03 Revision D, has now been circulated amongst members and will be presented at the Planning Committee meeting.
- 1.2 Parking: The correct plan shows how the parking area has been enlarged to provide additional parking required to accommodate a B1 (Light Industrial) use, as required by the Council's parking standards. In order to accommodate the additional parking, the turning and loading area has been reduced in size, both in response to the applicants own operational requirements and in acknowledgement that the B1 parking standards do not require provision for HGV parking or turning.
- 1.3 Members also need to be aware of a further correction in the report whereby paragraph 8.3.3 advises that based on the GFA of the proposed building, a total of 38 parking spaces would be required. This is not incorrect and the actual requirement based on the GFA is 32 parking spaces, which the site layout comfortably meets.
- 1.3 Planning Obligations: The Council's Estates and Investment team have indicated that as the site is part of a land deal involving the Council, the applicant and Homes England (formerly the HCA), the Highways contribution could be provided by the Council as part of the deal, with costs recovered through the sale of the land. In this case, the contribution would need to be secured through a Memorandum of Understanding as the Council is unable to enter into a Section 106 agreement with itself. It is therefore requested that sufficient flexibility is included within the recommendation to secure the highways contribution through the appropriate mechanism, depending on who makes the contribution.

2.0 RECOMMENDATION

- 2.1 The recommendation is updated to read as follows:
- 2.2 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 PLANNING PERMISSION** subject to the following:

- A.) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority or Council submitting a Memorandum of Understanding (with terms to be agreed by the Development Management Service Delivery Manager) securing:
- (i) A financial contribution of £16,429.79 towards improvements to the local highway network in the vicinity of the application site, and with indexation calculated from the date of this committee.
- B) The following Condition(s) and Informative(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):
- A04 Time Limit
 - B150 SEMP
 - B061 Foul and Surface Water
 - B049 Highways Details
 - B049 Highways Details
 - B141 Ecology Surveys
 - C019 EPS Licence
 - C100 Artificial Nest/Roosts
 - B145 External Lighting
 - C074 Tree Protection
 - C002 Materials as Submitted
 - C38 Development in Accordance