

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2019/0013
Site address	Land north of, 61 Plantation Road, Tibberton, Newport, Shropshire,
Proposal	Erection of 2no. bungalows and 1no. affordable dwelling with associated garages and parking
Recommendation	Full Grant

1.0 Correction to officer report

1.1 Paragraphs 4.1 and 8.6 of the officer's report make reference to an '*open market dwelling*' (plot 20) and the proposal to replace this with a pair of affordable semi-detached dwellings (plots 20 and 25).

1.2 Plot 20, as approved at Reserved Matters stage, was in fact allocated as an affordable dwelling and not an open market dwelling as described in the report. This current application seeks to replace this previously approved detached affordable dwelling with a pair of semi-detached affordable dwellings.

1.3 For purposes of clarity the whole development will now provide 25no. dwellings: 15 of which will be for the open market with the remaining 10 being allocated as affordable homes. This represents a 40% affordable housing provision which is in line with the original outline approval (TWC/2016/0446) and consistent with policy HO5 of the Telford & Wrekin Local Plan.

2.0 Drainage Matters

2.1 Since preparation of the committee report, the applicant has engaged in further correspondence with Severn Trent Water. The Parish Council raised concern in relation to the cumulative impact of recent development in Tibberton upon existing drainage capacity. In a letter to the applicant dated 11th March 2019, Severn Trent Water has provided confirmation that they have no objection to a connection into the existing drainage system as there is capacity for the proposed additional 3 plots.

2.2 As confirmed in the officer report the Council's Drainage Engineers have assessed the proposed development and offer support for the development subject to a condition relating to the requirement for a foul and surface water drainage plan to be submitted to and approved in writing by the Council.

3.0 Recommendation

3.1 Taking the above in to consideration the recommendation to members of the planning committee remains unchanged and is copied below:

3.2 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 entering in to a Section 106 Agreement with the Council to secure 1no. affordable dwelling and to tie the planning consent to the original approval;

B) The following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):

Conditions

Time Limit – Full

Materials as Detailed

Parking delivered prior to Occupation

Visibility Splays at 2.4 x 43 metres

Foul and Surface Water Drainage

Landscaping Implementation

Development in Accordance with Plans

Removal of Permitted Development