

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2018/0596
Site address	Site of Caravan And Camping Centre, Stadium Way, Hadley, Telford, Shropshire
Proposal	Erection of 26no. dwellings, pumping station, landscaping, access and associated works following demolition of existing structures ***AMENDED DESCRIPTION & AMENDED PLANS RECEIVED***
Recommendation	Full Grant

1.0 FURTHER OFFICER CONSIDERATIONS

- 1.1 Paragraphs 8.3.4 – 8.3.5 of the committee report makes reference to the requirement for an amended site layout plan to be submitted by the applicant to increase the separation distance between the rear elevations of plots 4 -7 and the rear elevations of the neighbouring properties to the south at 'Gladstone Court'. The applicant has now provided the amended site plan increasing the separation distance by 2m as requested by the Local Planning Authority. The site plan is included within the committee agenda (page 25). The Local Planning Authority now considers the separation distances between existing and proposed developments to be acceptable.

2.0 RECOMMENDATIONS

- 2.1 No change to the recommendation which remains 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 (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager) relating to
- Primary Education contribution of £38,300
 - Secondary Education contribution of £17,000
 - Children's Play/Recreation contribution of £10,200
 - Affordable Housing to be provided at 100% Provision
- B) The following Condition(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

Condition(s)

Time Limit – Full
Material Samples
Construction Detail New Roads
Off-site Highway Works – Footpath
Foul and Surface Water Drainage
SUD's Management Plan
Urban Creep Modelling Allowance
Landscaping Design
Landscape Management Plan
Site Environmental Management Plan
Tree Protection
Tree – Post-planting Maintenance

Tree – Method Statement
Tree - Soil Levels
Parking, Loading, Unloading and Turning
Visibility Splays
Works in Accordance with Ecology survey
Ecology Mitigation Strategy
External Lighting Plan
Local Lettings Plan
Approved Plans
Removal of Permitted Development Rights