

DONNINGTON AND MUXTON PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE

Held at Turreff Hall, Donnington on Monday 25th July 2016

Present: Councillors Mrs L Dugmore, M Edwards, Mrs R Gregory, V Rainsford and J Thompson.

Also Present: R Morgan (Clerk to the Parish Council), Sophie Madden (Shropshire Star), A Gardner, J Urey, A Johnson and Mrs V Johnson.

P16/7/15 Apologies: Councillor Mrs L Edwards and J Lavery.

Resolved – that the apologies are accepted.

P16/7/16 Declaration of Interest: As Per Register.

P16/7/17 Planning Applications

Councillors considered the following planning applications:

a. TWC/2016/0537

The Co-operative Group, Co-op Store, 16 Wrekin Drive, Donnington, Telford, Shropshire

Installation of new plant condenser, 2no. new A.C units, extract and alterations to plant roof. Installation of new access ramp to front of store with new cycle rack, trolley bay and bollards and the erection of a close boarded fence in car parking area.

Resolved – to have no objection to this application.

b. TWC/2016/0568

Seabridge Developments Limited, Land East & South of, 74 - 86 (even) Wellington Road, Muxton, Telford, Shropshire

Outline application for residential development of up to 150 dwellings and associated access, with all other matters reserved.

Resolved – to object to this application for the following reasons:

Policy – this Council is of the opinion that the proposal is contrary to Adopted Core Strategy Policy CS7, the Wrekin Local Plan policies H6, H9 and H10, Telford & Wrekin Council Minerals Local Plan M29, Telford & Wrekin Council Mineral Safeguarding Policy ER2 and National Planning Policy Framework Chapter 9 – Protecting Green Belt Land s79 and s80.

Drainage – Flooding already occurs at this location of Wellington Road, Muxton and this proposed development will only exacerbate the problem. The stream that runs through the proposed site becomes considerably bigger and faster flowing during inclement weather.

Infrastructure – there will be increased pressure on local infrastructure i.e. schools, doctors, dentists etc which are already oversubscribed.

Ecology – Approximately 100m of well-established hedgerow will be destroyed if this application proceeds as well as a considerable amount of wildlife habitat.

Transport/traffic – Wellington Road, Muxton is already extremely busy at peak times with many vehicles using this route to avoid the congestion at the Clocktower Roundabout on the A518. The proposed application will only increase the volume of traffic which is already at an unacceptable level. Actual traffic speeds on the Wellington Road at the proposed entrance point are high (irrespective of speed limits and visibility splays) and vehicles exiting right from the site will be vulnerable as will pedestrians crossing to the single pavement. The Parish Council is currently in negotiations with Telford & Wrekin Council to introduce traffic calming measures along Wellington Road, Muxton such is the problem.

The Parish Council wishes to “call in” this application.

c. TWC/2016/0597

Michael & Diana Blair, Site of Fernleigh, The Fields, Donnington, Telford, Shropshire

Erection of 1no. detached dwelling.

Resolved – to have no objection to this application.

P16/7/18 Planning Decisions

The Chairman informed Councillors of decisions made regarding the following applications submitted to Telford & Wrekin Council:

TWC/2016/0232

Reviive CIC, Reviive, Wellington Road, Donnington, Telford, Shropshire

Retention of 3 storage containers for use for storage in connection with the authorised use of the site for the sale, storage and refurbishment of furniture (Retrospective).

The Parish Council objected to this application.

Telford & Wrekin Council **granted** full planning permission but with conditions.

TWC/2016/0385

Mr & Mrs Bradley, 52 Fieldhouse Drive, Muxton, Telford, Shropshire

Erection of a single storey side and rear extension.

The Parish Council had no objection to this application.

Telford & Wrekin Council **granted** full planning permission.

TWC/2016/0421

Mrs Gillian Myatt, 70 Winifreds Drive, Donnington, Telford, Shropshire.

Erection of single storey rear extension.

The Parish Council had no objection to this application.

Telford & Wrekin Council **granted** full planning permission.

TWC/2016/0413

Andrew Meredith, 2 Bridge Way, Muxton, Telford, Shropshire

Erection of 1no. bungalow following the demolition of existing outbuildings.

The Parish Council had no objection to this application.

Telford & Wrekin Council **refused** planning permission for the following reasons:

The subdivision of 2 Bridge Way would result in a form of development that would appear overly cramped within the site. The proposed bungalow fails to respond positively to the established two storey street scape and the traditional layout of this residential area and would therefore fail to enhance the character or appearance of the local environment. Furthermore, the Local Planning Authority considers that the proposed bungalow would fail to provide an adequate level of living conditions for its future occupiers, both in terms of immediate outlook and satisfactory private amenity space.

As such, it is considered that the proposal is contrary to Adopted Core Strategy Policy CS15, Saved Local Plan policies UD2 and H6 and BE1 of the Telford & Wrekin Local Plan.

The meeting closed at 1930hrs.

Signature:

Date: