



Donnington and Muxton Parish Council

Turreff Hall, Turreff Avenue, Donnington, Telford, TF2 8HG

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To all Members of this Parish Council

31st January 2017

Committee Members: Councillors Mrs L Edwards, Mrs R Gregory, J Lavery, V Rainsford, J Thompson.
Ex-officio members: Councillors Mrs L Dugmore, M Edwards.

Dear Councillor,

You are summonsed to attend a meeting of the
**Planning Committee on Monday 6th February 2017 at 6.30pm at
TURREFF HALL, DONNINGTON**

AGENDA

P17/02/46 Apologies: To accept the apologies of those unable to attend.

P17/02/47 Declaration of Interest: To declare a personal or pecuniary interest in any item on the agenda.

P17/02/48 Planning Applications

To consider the following planning applications:

- a. TWC/2017/0009
Athena House, Wellington Road, Donnington, Telford, Shropshire.
Change of use from Offices (Use Class B1) and Hairdressing Salon (Use Class A1) to a
Dental Surgery (Use Class D1)
- b. TWC/2017/0012
Notemachine UK Ltd, Home Bargains, Turreff Avenue, Donnington, Telford, Shropshire.
Installation of an ATM (Retrospective).
- c. TWC/2017/0013
Notemachine UK Ltd, Home Bargains, Turreff Avenue, Donnington, Telford, Shropshire.
Installation on 1no. internally illuminated ATM fascia sign (Retrospective).
- d. TWC/2017/0029
Mr W Rowley, Land opposite 93 & 95 Ash Lea Drive, Donnington, Telford, Shropshire.
Outline application for the erection of 4no. dwellings with all matters reserved.
- e. TWC/2017/0060
Mr D Hayward, 60 Baldwin Webb Avenue, Donnington, Telford, Shropshire.
Application for prior approval for the erection of a single storey rear extension measuring
5.79m in length, 3.07m in height and 2.31m to eaves.

P17/02/49 Appeals

To inform Councillors of appeals against planning decisions made by Telford & Wrekin Council:

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.

Telford & Wrekin Council refused permission for this application and as such an appeal has been made to the Planning Inspectorate regarding the Council's refusal.

The Parish Council objected 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 “called in” this application.

P17/02/50 Planning Decisions

To inform Councillors of decisions made regarding the following applications submitted to Telford & Wrekin Council:

TWC/2016/1156

McDonalds Restaurant Ltd, School Road, Donnington, Telford, Shropshire

Internal and external alterations, erection of a single storey rear extension and the installation of new drive thru booths.

Telford & Wrekin Council grants consent.

The Parish Council had no objection to this application.

TWC/2016/1081

David Halifax, 2 Millers Way, Muxton, Telford, Shropshire.

Erection of a single storey front extension.

The Parish Council objected to this application as it is of the opinion that this extension would lead to a gross loss of light to the adjoining neighbour and it will also be out of character with the area thus contravening planning policies CSP15, UD2(a), (d) and (e), H6(d), BE1(i) and (iv) and NPPF para 58.

Telford & Wrekin Council grants full planning permission.

TWC/2016/0913

Mr Alan Day, Windsor House, Muxton Lane, Muxton, Telford, Shropshire.

Change of use of open land to private garden land and erection of a 1.8m fence.

Telford & Wrekin Council grants permission.

The Parish Council had no objection to this application.

TWC/2016/1156

McDonalds Restaurant Ltd, School Road, Donnington, Telford, Shropshire

Internal and external alterations, erection of a single storey rear extension and the installation of new drive thru booths.

Telford & Wrekin Council grants consent.

The Parish Council had no objection to this application.

TWC/2016/1129

Julian Cohen, 66 Baldwin Webb Avenue, Donnington, Telford, Shropshire

Erection of a rear conservatory (Part Retrospective)

The Parish Council objected to this application due to the size of the proposed conservatory which Councillors deemed to be an overdevelopment of site and the adverse impact it will have on the neighbours thus contravening Local Planning Policy UD2(b).

Telford & Wrekin refused permission on grounds of scale and massing, unacceptable loss of light and privacy to 68 Baldwin Webb Avenue contrary to policies UD2 of the Wrekin Local Plan, CS15 of the Core Strategy, BE1 and BE2 of the Telford and Wrekin Local Plan (Submission Version) as well as the guidance contained within the National Planning Policy Framework.

Yours faithfully

R Morgan (BA Hons)

Clerk to the Parish Council