

DONNINGTON AND MUXTON PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE

Held at Turreff Hall, Donnington on Monday 7th October 2019

Present: Councillors Miss F Doran, Mrs L Dugmore (Vice-Chair), P Loughlin and M Stokes.

Also Present: R Morgan (Clerk to the Parish Council) Councillor N Dugmore, P Mellor and Julian Sutton (Central & County Developments Limited).

P19/10/11 Apologies: Councillors M Edwards, J Gough and J Lavery.

Resolved – that the apologies are accepted.

P19/10/12 Declaration of Interest: As per Register.

P19/10/13 Pre-enquiry Application

Councillors received a presentation from Julian Sutton and Peter Mellor (Central & County Developments Limited) regarding a proposed planning application for an extension to the existing Muxton Local Centre to comprise a new convenience store (Use Class A1) (operator to be confirmed) of circa 400 sqm along with a second small unit of circa 92sqm with car parking spaces, delivery areas, landscaping and associated works on land at Wellington Road, Muxton, TF2 8NQ. They informed those present that this was one of two applications, the second being for a residential development for which they provided a draft site plan. Central & County Developments Limited was currently undertaking negotiations with Sainsbury's which is looking at operating the proposed convenience store. The plan for the car park allows for fifteen parking spaces, landscaping and future road widening should it be required, and it is hoped to create between twenty and thirty jobs.

Councillors expressed concerns that the highway infrastructure was currently not adequate, and a convenience store and new housing development would only exacerbate the problem. Councillors were also concerned of the effect a convenience store would have on the local shops. Mr Sutton stated that no traffic count had yet been undertaken but that he had been in discussions with Telford & Wrekin Council regarding this matter, neither had any consultation taken place with regard as to whether or not local residents wanted or would use a convenience store.

The Chairman summarized the evenings discussion stating that this Council is:

- Not opposed to development.
- Not opposed to a convenience store and that whilst Sainsbury's would probably be popular there is a requirement to find a solution to solving the current issues with traffic and highway infrastructure in this area.
- This Council would not have an issue if development of this land was just for residential development and it would prefer a number of bungalows to be included in the plan.
- Concerned that there are no primary school places currently available to take the demand from a new housing development.

The Chairman thanked Mr Mellor and Mr Sutton for taking the time to consult on this matter with the Council and everyone felt that it had been a most productive discussion.

P19/10/14 Planning Applications

To consider the following planning applications:

- a. TWC/2019/0680
Carol Binnington, 44 Muxton Lane, Muxton, Telford, Shropshire.

Replacement of 8no. windows and 2no. garage doors (Listed Building Application).

Resolved – to have no objection to this application.

b. TWC/2019/0681

Carol Binnington, 44 Muxton Lane, Muxton, Telford, Shropshire.

Replacement of 8no. windows and 2no. garage doors (Full Planning Application).

Resolved – to have no objection to this application.

c. TWC/2019/0700

Andrew & Karen Stevens, 4 Entry Bank, Muxton, Telford, Shropshire.

Erection of a garage (Retrospective).

Resolved – to have no objection to this application.

d. TWC/2019/0750

Mr & Mrs Robinson, 9 Arran Way, Muxton, Telford, Shropshire.

Erection of a single storey front and side extension, a single storey rear extension and conversion of existing store to living space.

Resolved – to have no objection to this application.

e. TWC/2019/0783

Mr S Hardy, 58 Wellington Road, Muxton, Telford, Shropshire.

Erection of a first-floor side extension and detached garage with first floor living accommodation.

Resolved – to have no objection to this application. However, this Council requests that a condition is imposed on this application, should it be granted, that the garage cannot be used as a separate dwelling.

P19/10/15 Planning Decisions

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

TWC/2019/0372

Motor Fuel Group, Walkers Clock Service Station, School Road, Muxton, Telford, Shropshire.

Erection of extension to existing petrol station shop.

The Parish Council made no comment to this application.

Telford & Wrekin Council granted permission.

TWC/2019/0608

Nicola White, 2 Goodrich Close, Muxton, Telford, Shropshire.

Erection of a single storey side orangery.

The Parish Council had no objection to this application.

Telford & Wrekin Council granted permission.

The meeting closed at 1940hrs.

Signature:

Date: