

Donnington and Muxton Parish Council



Turreff Hall,
Turreff Avenue,
Donnington,
Telford, TF2 8HG
Tel: 01952 608001

clerk@donningtonmuxtonpc.org
www.donningtonmuxtonpc.org

PLANNING COMMITTEE

Minutes of the **Planning Committee** held on **22nd January 2024** at Turreff Hall, Donnington which commenced at 6.30pm.

Present: Councillors Mrs L Dugmore (Chairman), I Alexander, Miss F Doran, R Coates, T Hoof and J Urey.

Also Present: R Morgan (Clerk to the Parish Council).

P24/01/19 Apologies: There were no apologies.

P24/01/20 Declaration of Interests: As per Registers of Interests.

P24/01/21 Telford & Wrekin Council Local Plan Review 2020 – 2024

Councillors discussed the Local Plan Review and provided the following comments to Telford & Wrekin Council's (TWC) consultation:

Councillors objected to the proposed demolition of two properties to provide two access roads off Wellington Road, Muxton onto proposed development sites north of Muxton. The two buildings are currently being reviewed for inclusion on the "buildings of local interest list". Councillors agreed to object to any proposed temporary suspension of the 7.5 tonne weight limit on this road as it is not suitable for any plant or heavy goods vehicles (HGVs). HGVs would not be able to access or egress the proposed sites from Wellington Road, Muxton due to the width of the road and the land opposite one of the proposed entrances is privately owned. It is not even safe for speed camera vehicles. It was suggested that access/egress for plant and machinery to the proposed sites should be from a frontage/side road onto the A518.

Councillors strongly objected to the proposal to close Station Road from access onto and from the Clocktower roundabout. This would mean that people living in Kynnersley and Preston upon the Wealdmoors would be diverted toward Cheswell Grange to access the A518 at a dangerous junction. The A518 is already under a safety review due to recent fatalities. Residents travelling northwest will encounter an already overburdened A442 which will only be exacerbated by the proposed development sites at land north of A442 Wheat Leasowes and land northwest of Bratton and Shawbirch.

Councillors objected to the use of grade 3a agricultural land for housing development. The grade of land highlighted in sites "Land Northeast of Muxton" is classed as 3a. Good agricultural land should not be used for housing developments and this land is currently being farmed.

Continually building on green land will greatly reduce food production and other benefits of the Green Network. This is against TWCs own biodiversity policy.

There are Rights of Ways running through the proposed sites and there is evidence of otters, badgers and pole cats in the area and a great deal of other wildlife which is being ignored.

Table 2.6 of TWCs own Annual Monitoring Reports (AMR) at 31st March 2021 and as at 31st March 2022 shows the housing land provision for the borough 2011-2031. Paragraph 2.2.3 states in both that the table gives evidence that the land supply needed to deliver local plan housing requirements has already been met. Therefore, there is no requirement for this proposed number of houses within the Borough of Telford & Wrekin as it has hit its own target. The last Strategic Housing Market Assessment (SHMA) was carried out in 2016.

Telford & Wrekin Council is oversubscribing the number of houses required in the area. The migration figures into Telford shows that only 100 people migrated to the area. There are currently 600 empty houses in Donnington and Muxton. The number of houses currently in Donnington and Muxton is 5,600. The proposed 2,700 houses would mean an increase in the area by 48%.

The proposed sites on Land Northeast of Muxton (H2) were previously thrown out by the Planning Inspectorate when the Local Plan 2017 to 2031 was produced. This again was due to the fact that Telford & Wrekin Council had met its housing requirements.

The Parish Council's Neighbourhood Development Plan states that this Parish Council will only support small scale developments preferably within the existing urban development boundary, the use of previously developed land (brownfield sites), derelict land sites and existing empty properties. It will oppose large scale developments for new housing. The Parish Council would insist on the provision of starter homes along with the previously mentioned bungalows due to the aging population of the area.

There is currently no integrated transport system in Muxton, The Humbers and Preston upon the Wealdmoors. People that do not have vehicles cannot access other areas of Telford (mainly south Telford) from Muxton and The Humbers. The Local Planning Authority through its Policy ST1 must provide new services to cater for additional users accrued by additional housing developments. Cycle paths and footpaths in Donnington and Muxton must be upgraded to an acceptable standard which includes regular cutting back of shrubbery which often blocks these paths.

Councillors stated that since the demolition of the Sutherland School, the Borough is already short of a secondary school and, with this proposed number of new dwellings, will require an additional secondary school. All the secondary schools in Telford are already full to capacity. Where are the children from current homes in Muxton and The Humbers and these developments going to go to school? The lack of secondary school places is not sustainable.

Any proposed developments of this size must include medical provision for its residents including doctor surgeries, dentists, hospital capacity, provision for adult social care, health care and those requiring Special Education Needs (SEN). There are no plans for this on these sites in the draft Local Plan. The Local Planning Authority must ensure that provision of medical/health services is provided.

The Local Planning Authority must ensure sufficient funding is provided for the additional bin collections and waste disposal from these proposed developments.

Councillors were disappointed with the way in which the Local Plan Consultation was publicised. All businesses should have been contacted as many within this parish that are going to be affected by the proposed developments were not informed. Hard copies were provided to every library and/or community hall in Telford except for Donnington Community Library and St John's Church and Community Hall Muxton.

It was not until a request was made on 12th January 2024 that Donnington library received a hard copy. To date, St John's Church still has not received a copy. This does not conform to TWCs own consultation framework.

The Clerk was asked to produce a report for submission to Telford & Wrekin Council based on the comments made at this meeting highlighting this Council's concerns in response to the consultation.

P24/01/22 Planning Applications

Councillors considered the following planning applications:

- a. TWC/2023/0930
Simon Hardy, 58 Wellington Road, Muxton, Telford, Shropshire.
Erection of a first-floor side extension and a replacement detached garage with first floor accommodation above.
Resolved – to have no objection to this application.
- b. TWC/2024/0016
Paul Smith, 56 Jubilee Avenue, Donnington, Telford, Shropshire.
Erection of a garden room.
Resolved – to have no objection to this application.
- c. TWC/2024/0019
Carol Jones, 6 Granville Drive, Muxton, Telford, Shropshire.
Erection of a single storey front enclosed veranda and porch (Part Retrospective).
Resolved – to have no objection to this application.

The meeting closed at 1945hrs.

Signature:

Date: