

Donnington and Muxton Parish Council



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PLANNING COMMITTEE

Minutes of the **Planning Committee** held on **22nd November 2021** at the Donnington Community Hub which commenced at 7pm.

Present: Councillors Mrs L Dugmore (Chairman), I Alexander, Miss F Doran, M Edwards, M Rowe, J Thompson and J Urey.

Also Present: R Morgan (Clerk to the Parish Council), S Williams (Wrekin Housing Group) and Mrs C Binnington (Clerk to Wrockwardine Wood and Trench Parish Council).

P21/11/16 Apologies: Councillor T Hoof.

Resolved – that the apology is accepted.

P21/11/17 Declaration of Interests: As per Registers of Interests

P21/11/18 Site of Former Reviive

Councillors received a presentation from Stephen Williams regarding the proposed 19 dwellings at the site of the former Reviive building. Mr Williams provided a background to the site explaining that it was being funded by money from the Wrekin Housing Group and grants from Homes England. The houses are a Simply Sustainable Pilot Project which will be using zero carbon technology and will include a heat recovery system. Benefits of this will be passed on to tenants via cheaper energy bills. The project hopes to discover what works best for energy saving. The Wrekin Housing Group has worked on social responsibility targets and wants to use 30% of local tradesmen on the project and for every £1m spent it will support an apprentice.

Councillors then asked questions and raised concerns about the proposed development:

It was stated that whilst the use of brownfield sites for development are acceptable it was felt that the Parish Council's request for bungalows in the area had not been met. Mr Williams response was that bungalows are being considered for other schemes in Telford. Whilst affordable housing is required it was felt that parking issues were generally a problem so would there be anything in place to prevent parking in certain areas to ensure emergency services would always have access? It was said that two parking spaces have been provided for each house which should prevent parked cars preventing access. It was suggested that overflow parking could be provided where the trees were shown on the plans, but Councillors stated there is a need for trees/hedges/grassed areas to be retained to assist with drainage and wildlife.

When asked who would manage the site after the developers had finished prior to adoption of the site by Telford & Wrekin Council, Mr Williams stated that a site management fee had been included in the rent prices.

Issues were then discussed regarding the proposed access and Councillors were of the opinion that improvements needed to be made to make the roundabout adjacent to the site bigger to assist with the extra amount of traffic the site would generate. Access onto Wellington Road was discussed as was the traffic and parking issues on Furnace Lane and surrounding roads. Concerns were also raised regarding insufficient visitor parking spaces, some driveways accessing straight onto Furnace Lane and nowhere for delivery drivers to park.

If the application was successful, it was stated that contractors would be on site by the end of March 2022 with an expected build time of 12 months.

P21/11/19 Planning Applications

Councillors then discussed the following planning applications. As the planning application TWC/2021/1085 was still fresh in Councillors minds it was resolved to discuss item first.

a. TWC/2021/1085

The Wrekin Housing Group, Site of former Reviive, Wellington Road, Donnington, Telford, Shropshire.

Demolition of existing buildings and erection of 19no affordable dwellings with new vehicular access from Furnace Lane.

Resolved – that whilst the Parish Council welcomes the development of affordable housing and use of the brownfield site it would like the developer to consider some bungalows on the development. There are concerns over insufficient parking and the access being too close to the junction and mini roundabout. The Parish Council would like an explanation as to why the entrance could not access onto Wellington Road instead of Furnace Lane as this would be preferred and, if possible, the roundabout should be developed to help with the additional traffic. The Parish Council is pleased that local tradesmen will be used as well as the support for apprentices.

b. TWC/2021/1044

Mr & Mrs Rowley, Brook House Farm, Brookside, Muxton, Telford, Shropshire.

Erection of a two-storey rear and side extension and new entrance porch, single storey rear extension to the outbuilding/garage and conversion of existing garage to a self-contained unit.

Councillors were generally satisfied with the plans for the development of the house but raised concerns about the self-contained unit. Allowing the development of the unit could set a precedent for future planning and development. There were concerns about the amount of noise a cinema would make so suitable soundproofing would be required.

Proposed by Councillor Mrs L Dugmore, seconded by Councillor Miss F Doran, that the Parish Council is satisfied with the development of the house but has concerns about the self-contained unit and to “Call in” this application for consideration by Telford & Wrekin Council’s Planning Committee due to the concerns regarding the unit.

An amendment was then proposed by Councillor I Alexander, seconded by Councillor M Rowe to have no objection to the application.

Resolved - that the Parish Council is satisfied with the proposed development of the house but has concerns about the self-contained unit and wishes to “Call in” this application for consideration by Telford & Wrekin Council’s Planning Committee due to the concerns regarding the unit.

c. TWC/2021/1065

Ian Crabtree, 4 East View, Humber Lane, Donnington, Telford, Shropshire.

Erection of a single storey double garage.

Resolved – to have no objection to this application.

d. TWC/2021/1093

Oliver Hardy Homes, Site of White Cottage, 29 Queens Road, Donnington, Telford, Shropshire.

Demolition of existing dwelling and erection of 12no 1-bedroom apartments for Assisted Living (Class C3B) and staffroom together with access drive, car parking, sewers and associated external works.

Resolved – to have no objection to this application but the trees must be retained.

The meeting closed at 2000hrs.

Signature:

Date: