



Donnington & Muxton Parish Council
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PLANNING COMMITTEE

Minutes of the **Planning Committee Meeting** held at Turreff Hall, Donnington on **24th March 2025** commencing at 6:30pm.

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

Also Present: R Morgan (Clerk to the Parish Council), Councillor N Dugmore, K Buttress and P Loughlin (Wellington Road Action Group (WRAG))

P25/03/22 Apologies: There were no apologies.

P25/03/23 Declaration of Interests: As per Registers of Interests. Also, Councillor J Urey – Item P25/03/25 Member of WRAG. Councillor T Hoof requested that it is minuted that he has expressed his opinion regarding the Local Plan proposed development in Muxton and surrounding areas on his social media platforms.

P25/03/24 Planning Applications

Councillors considered the following planning applications:

- a. TWC/2025/0146
Miller Homes Limited, Land between, Castle Farm Way and A5 (Phase 3), Priorslee, Telford, Shropshire.
Reserved matters application pursuant to outline planning permission TWC/2014/0980 (Outline application for residential development of up to 1100 dwellings, a commercial/employment centre (use classes B1a, A1, A2, A3, A4 and C3 uses) retention of existing farm shop, garden centre and play barn, erection of a primary school, local centre (use classes A1, A2, A3, A4, A5, C3 and D1 and D2 (community building) a retirement village, with associated strategic landscaping, attenuation areas, opens space, highways and other associated infrastructure with detailed approval for access arrangements from Castle Farm Way (A4640) and Watling Street (A5) with all other matters reserved) for the erection of 196no. dwellings including details for access, appearance, landscaping, layout and scale for Phase 3.
Resolved – to have no objection to this application.
- b. TWC/2025/0152
Mercia Edwards, Silver Birch, Wellington Road, Donnington, Telford, Shropshire.
Application under Section 191 for a Certificate of Lawfulness for an existing use for 1no. dwellinghouse (Use Class C3).
Resolved – to have no objection to this application.

P25/03/25 Local Plan 2025 Consultation

Councillors discussed the draft response to Telford & Wrekin Council's Local Plan 2025 consultation and made the following comments:

Layout of Response to Local Plan Review

The Chair asked if the data could be displayed in tabulated format such as themes (e.g. housing, environment) area/location, data, comments/response etc.

Education Provision

- It was stated that schools are currently oversubscribed in Telford and Wrekin by 12%. Building one secondary school in Wappenshall will not satisfy the requirement for school places from the proposed 8,000 dwellings. Children from Muxton and surrounding areas will be unable to walk to this school and will either have to be bused, or parents will have to drive them to Wappenshall, which doesn't comply with the "green" or "sustainable" agendas. This is not only time consuming for parents but costly as well.
- Schools in Muxton and the surrounding areas are currently oversubscribed. The school at Ercall Wood has been filled by children from the Lawley development. There are serious concerns as to what school children in Muxton will end up going to.
- The Local Plan Review does not state how many school places there will be in the proposed two primary schools which will be situated extremely close to each other. A better option would be to have one primary school and one secondary school to serve this area and proposed developments.
- There is no provision for specialist schools. Currently Newport is taking children with specialist requirements as there is no local provision for this.
- Councillors were informed of an ongoing school expansion programme taking place by Telford & Wrekin Council, but the Chair stated that the Parish Council should respond to the Local Plan Review and not what Borough Councillors know.
- Current data for secondary schools will be provided with regard to the number of children and available spaces after Councillor J Urey's meeting on Thursday and it is estimated that a secondary school costs in the region of £41m to build.
- There is no integrated transport system so residents cannot get on public transport to access schools, shops, work etc.

Road Structure

- There is no plan to upgrade the current road network, and this Council is still waiting for a safety report on the A518 due to a number of recent accidents and fatalities. This is the only road from Donnington to Newport.
- Roads should be properly engineered and enhanced to handle the extra volume of traffic. Access on the A518 would require three roundabouts in close proximity to each other.
- Access to the developments must only be off the A518, with no through access to Wellington Road, Muxton.
- Road safety schemes should be introduced to make it difficult for drivers to cut through Wellington Road, Muxton.
- It is currently not feasible to turn right off Wellington Road, Muxton onto the A518 towards Newport and this issue will only be exacerbated by the extra volume in traffic caused by the proposed developments.
- The 7.5 tonne weight restriction along Wellington Road, is not enforced.
- Why is there light industry included for the new area when there are already industrial areas such as Hortonwood Industrial Estate, Stafford Park and Halesfield. The area is well served for light industry. The road network is unsuitable for cars let alone lorries. There is land available for light industry elsewhere in Telford.

Development Sites

- Brownfield sites that already have existing planning permission should be built on first.
- Councillors were informed that there are currently 900 brownfield sites in Telford and Wrekin. 32,000 houses could be built on these sites, and they are still available. There would be no need to build on green land. The utility/drainage systems are already in place at these locations.
- Concerns were raised that landowners are selling their land for development as they may want to become landlords of commercial buildings. Unfortunately, there is nothing the Parish Council can do about this.
- There are concerns that the proposals are looking to build right up to the edge of the Weald Moors when there are alternatives.
- Telford & Wrekin Council's own Landscape Designations Review 2023 has concerns regarding the impact that residential development, increased traffic, introduction of vertical features, loss of hedgerows and trees, and introduction of non-native planting will have on the Weald Moors Strategic Landscape. Its own recommendation is to "Retain the existing Weald Moors Strategic Landscape Designation".
- The historic Lilleshall Hill and Monument would be surrounded by housing development.
- There is a proposed increase in the number of houses in the north of Telford by 48% whilst 0% in the south.

Environment

- Otters are present on the land northeast of Muxton whose habitats are protected. The proposed development would mean a 2.8% loss of habitat.
- The land is good quality farming land with historical importance as Roman artifacts and coins have been found on it.

Infrastructure

- The Shropshire, Telford & Wrekin Integrated Care Board commented on a previous large development application in Priorslee (TWC/2014/0980) stating that it objected to this development as there is not sufficient GP provision to cover the additional population resulting from the development. It will be the same with the proposed developments Northeast of Muxton.
- There are not enough Police to currently cover the area let alone an additional 8,000 houses.
- It was suggested that this Council looks at Lilleshall Parish Council's response, but Councillors were informed that this is mainly concentrated on Lilleshall village.

Other comments

- Councillors suggested that the response should contain headings such as Environment, Highway Sustainability, Education Provision, Health, Suitability, Location and Requirement.
- Members were informed that the Planning Inspectorate only considers three things: whether or not the Plan is Legal, Soundness of Plan and Collaboration. It was suggested that the response should start off with something along the lines of "This Parish Council finds the Local Plan to be unsound for the following reasons:"
- It was suggested that a link to this Council's Neighbourhood Development Plan is included in the response.
- Future planning applications can be campaigned against as and when they are submitted.

It was agreed that the Chair of Planning and the Clerk work together to amend the response and bring it back to a Planning Committee for approval.

The meeting closed at 1940hrs.

Signed:

Date: