



Donnington & Muxton Parish Council

Turreff Hall, Turreff Avenue, Donnington, TF2 8HG

Email: clerk@donningtonmuxtonpc.org

Website: www.donningtonmuxtonpc.org

Telephone: 01952 608001

EXTRAORDINARY COUNCIL MEETING

Minutes of the **Extraordinary Council Meeting** held at Turreff Hall, Donnington on **3rd March 2025** commencing at 7pm.

Present: Councillors F Doran (Chairman), R Coates, L Dugmore, N Dugmore, J Gough, T Hoof and J Urey.

Also Present: R Morgan (Clerk to the Council), K Eshelby (Deputy Clerk to the Council), K Buttress, R France, R Green, P Loughlin, G Perks and J Perks (Wellington Road Action Group).

25/03/178 Apologies: Councillor I Alexander, Z Harrison, R Overton, L Vickers and O Vickers.

Resolved – that the apologies are noted. Councillor L Dugmore requested that it is minuted that it is unacceptable for so many Councillors to be absent from such an important meeting.

25/03/179 Declaration of Interest: As per Registers of Interests.

The Chair asked Councillors to adjourn the meeting to allow the residents to speak to those present.

Resolved – to adjourn the meeting.

25/03/180 Telford & Wrekin Local Plan Review 2020 – 2040

Upon recommencement of the meeting, Councillors discussed the Local Plan Review 2020 – 2040 as part of the consultation required by Telford & Wrekin Council in order to submit this Council's response. The following issues were raised:

- Lack of infrastructure: Local schools are already oversubscribed as are doctors, dentists and the Princess Royal Hospital. Children will have to be bussed to schools or driven by their parents which goes against the drive to be Carbon Net Zero. There is no public transport currently in the area or planned for. Schools are needed where the children are living. Roads are unsuitable and the Parish Council strongly objects to developers closing off access to Station Road from the Clocktower roundabout and vice versa. With the proposed number of houses the roads would be gridlocked.
- Misuse of agricultural land: 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. The Planning Inspectorate dismissed previous attempts to include this land for housing as it classed it as countryside. Houses should not be built on "green belt" land. Calling it Sustainable Urban Extension doesn't change this fact.
- Houses will be susceptible to flooding: Various brooks and streams feed into the river Strine which runs through the sites so the proposal to build houses on the aforementioned sites will only cause additional flooding in the area.

- Number of proposed dwellings: Councillors were of the opinion that the proposed 2,700 dwellings is a ridiculous number of houses to be built considering the large developments at Granville and Priorslee already being built. The Parish Council's Neighbourhood Development Plan states that this Council will only support small housing developments with the emphasis on the requirement for bungalows. There is plenty of land available north of Walsall. New houses in Telford aren't being sold. There are enough new houses already built and around 660 are empty.
- Access off Wellington Road, Muxton: The Parish Council strongly objects to the proposal to include two access points from Wellington Road, Muxton to farmland on which housing will be built. It objects to demolishing a Grade II listed building (Green Gables) and through the gardens of Walnut Tree Cottage. Heavy Plant Machinery will destroy the foundations of this house. Vehicles will also use it as a short cut from and to the A518 going through the proposed new housing development, as access from Wellington Road, Muxton onto the A518 and School Road, Donnington already experience great difficulty.

Resolved – that:

- The Parish Council responds to the consultation by writing a constructive critique highlighting its concerns and objections to the Planning Inspectorate. The response is to be approved by this Council's Planning Committee.
- The Parish Council is to be proactive in informing its residents of the proposals and ensure as many people as possible respond to the consultation.
- Check that the land on which the houses are proposed is within the Legal Boundary of Telford when it was created in the 1960's under the New Towns Act. If not, the Telford & Wrekin Council will need to clarify and justify its reasons to expand outside the borough.

The meeting closed at **1945hrs.**

Signed:

Date:



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