

MINUTES OF PLANNING COMMITTEE
Held at Turreff Hall on Monday 14th February 2011

Present: Councillors K Watkins (Chairman), A Baker, Mrs V Brown, M Edwards, B Green, Mrs R Gregory, J Hockin, J Lavery, J Thompson.

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

1. Apologies: Councillors Mrs P A Green, G Platt.
Resolved – that the apologies are accepted.

2. Declaration of Interest: As per Register.

3. Planning Applications

The Committee considered the following planning applications:

a. TWC2010/0818

Mrs Bannister, The Cottage Kennels, Grange Lane, Donnington Wood, Telford, Shropshire, TF2 9PB

Erection of two storey side extension to provide reception, dog wash area on ground floor and bedroom on first floor.

Resolved – to have no objection to this application.

b. TWC2011/0005

Homes and communities Agency, Land at, Wellington Road, Muxton, Telford, Shropshire,

Application to extend time for commencement of planning application W2006/0380 for Residential Development (Outline).

Resolved – to object to this application for the same reasons which relate to the original application W2006/0380. The Parish Council does not feel that the following issues have been dealt with sufficiently:

1. The effect of the proposal on the character and appearance of the area. The proposed three storey apartments would not be in keeping with the surrounding Duke of Sutherland style cottages or two storey houses in Sutherland Gate Estate.
2. The amenities of the neighbours. This application would mean a loss of privacy, sunlight and daylight to the neighbouring houses if three storey apartments are constructed.
3. Traffic Matters. Traffic management of School Road would require major improvements as the proposed application will only add to the already congested road structure in place. The current volume of traffic is already causing problems with vehicles trying to access School Road from Wellington Road, Kingsley Drive and Fieldhouse Drive. This can also be regarded as a road safety issue. Also there should be no reduction in parking spaces provided by the car park located off Wellington Road as proposed.

4. Infrastructure/Overdevelopment. The development would add to problems with the current sewage structure and school placements. The developments on Station Road will put a strain on an already overburdened infrastructure.

c. TWC2011/0007

Severn Trent Water, Land South East of Former Westone Wholesale Ltd, Bradley Road, Donnington, Shropshire, TF2 7PY

Proposed layby and realignment of footpath for Severn Trent Water maintenance vehicles.

Resolved – to have no objection to this application.

d. TWC2011/0011

D Marsh, The Old Lodge, School Road, Donnington, Telford, Shropshire, TF2 8HT

Erection of part first floor and part two storey side and rear extensions to existing block of 4 no. flats to create 8no. flats with parking and associated alterations.

Resolved – to object to this application for the following reasons:

1. Overdevelopment of Site by increasing the footprint of the building
2. Parking – There is insufficient parking.
3. Concerns over the close proximity of a children's play area, which, since it has been refurbished, has become increasingly popular.
4. Fear of Crime – There are already incidents of anti-social behavior emanating from this property which the police are having to deal with, as well as fly tipping which include large items such as three piece suites. If the Landlord is unable to manage the site with four flats then the matter will only be exacerbated with the proposed eight flats.
5. The land was donated by the miners and therefore any increase in footprint would contrary to the covenant on the land.
6. The Council is concerned that should permission be granted that it would set a precedent for future development of the property.

e. TWC2011/0028

S Higgin-Botham, 16A Granville Drive, Muxton, Telford, Shropshire. TF2 8PH

Erection of 2 storey rear and side extensions with rear first floor balcony

Resolved – to have no objection to this application.

- f. TWC2011/0047
Telford & Wrekin Council, Lilleshall County Primary School,
Limekiln Lane, Lilleshall, Newport, Shropshire, TF10 9EY
Erection of timber pergola (Retrospective).
Resolved – to have no objection to this application. However, in recognition of the Lilleshall playing area being a joint user area for the equal use of the Lilleshall Primary School and the local residents of Lilleshall, in future all plans to develop the area or make any change of use, should be jointly agreed between Telford & Wrekin Council and Lilleshall, Donnington and Muxton Parish Council before any plans or changes are made.
- g. TWC2011/0050
Mrs S Kang, Land adjacent to 64 Furnace Lane, Trench, Telford, Shropshire, TF2 7JE
Erection of 2no. semi-detached dwellings with parking.
Resolved – to object to this application for the following reasons:
1. Overdevelopment of site. The area is considered too small for two properties.
 2. Parking. There is insufficient parking for the proposed development and Furnace Lane is currently experiencing on road parking problems.
- h. TWC2011/0058
G Hill, 58 Furnace Lane, Trench, Telford, Shropshire TF2 7JY
Erection of a first floor side extension
Resolved – to have no objection to this application.

Urgency Resolution – Section 100B(4), Local Government Act 1972.

The Chair of the meeting made the following statement:

“I am of the opinion that the following item of business should be dealt with as a matter of urgency at this meeting in order to avoid any unnecessary delay.”

- i. TWC2011/0077
Miss V Yates, 121 Fieldhouse Drive, Muxton, Telford, Shropshire.
Erection of single storey rear extension.
Resolved – to have no objection to this application.

The meeting closed at 1940hrs.

Signature:

Date: