

MINUTES OF PLANNING COMMITTEE
Held at Turreff Hall on Monday 4th April 2011

Present: Councillors K Watkins (Chairman), A Baker, Mrs V Brown, M Edwards, B Green, Mrs P A Green, Mrs R Gregory, J Hockin, J Lavery, C Mason, P Norton, G Platt.

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

1. Apologies: Councillor J Thompson.

Resolved – that the apology is accepted.

2. Declaration of Interest: As per Register.

3. Planning Applications

The Committee considered the following planning applications:

a. TWC2011/0131

Mrs G Mansell & Mr P Walker Phildene, Land adjacent, St Georges Road, Donnington, Telford, Shropshire.
Erection of bungalow and detached garage with formation of vehicular and pedestrian access (outline).

Resolved – to have no objection to this application.

b. TWC2011/0144

McDonalds Restaurants Ltd, School Road, Donnington, Telford.
Erection and installation of 3no. internally illuminated 2.4m high totem signs, 1no internally illuminated 2.5m high totem sign, 2no. internally illuminated direction signs, 3no. non-illuminated banner signs, 1no. internally illuminated 3.2m high gateway sign, 1no. 2.64m high Hero poster board and COD canopy sign.

Resolved – to have no objection to this application provided there is no increase in the number or size of signs.

c. TWC2011/0145

McDonalds Restaurants Ltd, School Road, Donnington, Telford.
Refurbishment of restaurant and site to include two extensions and additional cladding with associated external alterations to the roof and fenestration, erection of 3m high free-standing customer order canopy to rear and alterations to the patio and parking area.

Resolved – to object to this application as the proposed extension will reduce the number of parking spaces thus adding to the traffic congestion when accessing McDonalds which is already an issue at this location.

d. TWC2011/0152

Wm Morrison Supermarket PLC Netto Food Stores Ltd, Turreff Avenue, Donnington, Telford, Shropshire.

Variation of Condition 7 of planning permission W2009/0272 to allow the premises to open to the public between the hours 08:00 to 22:00 Monday to Saturdays and 10:00 to 16:00 on Sundays

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

- Increased disturbance to residents living in close proximity of the store.

- Increased light pollution from signs which will also have a detrimental impact on the neighbours quality of life.
 - Increased noise pollution which will have a detrimental impact on the neighbours' quality of life.
 - Concerns that delivery lorries will be accessing the store at a later time thus further inconveniencing the neighbours.
 - Fear of crime in that it will become an attraction for youths to congregate.
- e. TWC2011/0153
Lilleshall Cricket Club, Church Road, Lilleshall, Shropshire.
Erection of balcony extension and pergola to front elevation of clubhouse (retrospective)
Resolved – to have no objection to this application.
- f. TWC2011/0160
Telefonica o2 (uk) Ltd Hortonwood 30, Hortonwood, Telford, Shropshire.
Application for Prior Notification under part 24 of the GPDO for erection of 15m high telecommunications monopole with 6 antennae and equipment cabinet.
Resolved – to have no objection to this application.
- g. TWC2011/0163
J B Teece The Godown, Church Road, Lilleshall, Shropshire.
Erection of extension over existing triple garage.
Resolved – to have no objection to this application.
- h. TWC2011/0164
Lilleshall, Donnington & Muxton Parish Council The Fields, Donnington Wood, Shropshire,
Change of use of land to form 26no. allotments with the erection of associated sheds, storage container and 2.4m high fencing and gates.
This was presented to the Council as information only.
- i. TWC2011/0167
McDonalds Restaurants Ltd, School Road, Donnington, Telford.
Erection and installation of 3no. Internally illuminated roof-mounted text signs, 2no. Internally illuminated roof-mounted Drive thru signs and 1 no internally illuminated roof mounted logo sign.
Resolved – to object to this application as the Council considered this to be too many signs, together with the additional light pollution.
- j. TWC2011/0191
Mr K Guy, Rowan Cottage, 66 Wellington Road, Muxton, Telford, Shropshire.
Erection of detached garage (Retrospective)
Resolved – to have no objection to this application.
- k. TWC2011/0196
Telford & Wrekin Council, Land Off, St Matthews Road, Donnington, Telford.

Outline application for residential development with all matters reserved for subsequent approval.

Resolved – to have no objection to this application but the Council has concerns regarding the lack of parking for the Lifelong Learning Centre and St Matthew’s Church and the effect it will have on the access to the rear of Barn Close for the disability bus.

l. TWC2011/0210

Mr B Pearce, 19 Sylvan Close, Lilleshall, Shropshire.

Erection of a two storey rear extension

Resolved – to have no objection to this application.

m. TWC2011/0211

McDonalds Restaurants Ltd, School Road, Donnington, Telford.

To increase the height of a totem pole on the existing freestanding sign from 5.5m to 8m.

Resolved – to object to this application due to its size, increased light pollution, the detrimental visual impact to the neighbourhood and traffic safety in that it will be a distraction to drivers.

n. TWC2011/0212

Mr & Mrs R Nicholson, 27 Broomhurst Way, Muxton, Telford, Shropshire.

Erection of a two storey rear extension including a single storey conservatory, a first floor front extension and alteration of ground floor front window to a bow window.

Resolved – to object to this application as the Council were of the opinion that it constituted an overdevelopment of site, the detrimental visual impact on the neighbourhood and that the proposed development will be out of character with the surrounding properties.

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.”

o. TWC2011/0229

F Wall, 29 Queen’s Road, Donnington, Telford, Shropshire

Erection of 6no. detached dwellings following demolition of existing dwelling (outline).

Resolved – to object to this application as the Council considered it to be an overdevelopment of the site.

The meeting closed at 1846hrs.

Signature:

Date: