

MINUTES OF PLANNING COMMITTEE
Held at Turreff Hall on Monday 6th June 2011.

Present: Councillors A Baker, Mrs C A Baker, M Bolam, J Lavery, A Lawrence, Mrs E P Millard, P Norton.

Also Present: R Morgan (Clerk to the Parish Council), Ms S Harvey, Mr & Mrs J Plant, Ms J H Preece and D Thompson.

1. Election of Chair

Nominations were requested for Chairman of the Planning Committee. Councillor P Norton was nominated. No other nominations were received.

Resolved - that Councillor P Norton is Chairman of the Planning Committee for this Parish Council for the year 2011 to 2012.

2. Election of Vice Chair

Nominations were requested for Vice-Chair of the Planning Committee. Councillor A Baker was nominated. No other nominations were received.

Resolved - that Councillor A Baker is Vice-Chair of the Planning Committee for this Parish Council for the year 2011 to 2012.

3. Apologies: Councillors B Green, Mrs P A Green and C Mason.

Resolved – that the apologies are accepted.

4. Declaration of Interest: As per Register.

5. Planning Applications

The Committee considered the following planning applications:

a. TWC/2011/0050

Mrs Sukhjit Kang Land adjacent to 64 Furnace Lane, Trench, Telford, Shropshire.

Erection of 1no. detached dwelling with associated parking ***Amended Description and Amended Plans Received***

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

1. Overdevelopment of site. The area is considered too small for a property of this size.
2. Parking. There is insufficient parking for the proposed development and Furnace Lane is currently experiencing on road parking problems.

b. TWC/2011/0236

Mr Brian Liversage Units at Lilleshall Grange, Abbey Road, Lilleshall, Newport, Shropshire.

Change of use from agricultural into units for light industry and storage (Retrospective)

Resolved – to have no objection to this application.

c. TWC/2011/0248

Mr Murray Allen 37 Hill Road, Donnington, Telford, Shropshire.

Erection of two storey side extension and new roof over porch following removal of existing single storey extension.

Resolved – to have no objection to this application.

d. TWC/2011/0269

Mr & Mrs Forrester Moor Farm, Kynnersley Drive, Lilleshall, Newport, Shropshire.

Conversion of barn to 1no. dwelling

Resolved – to have no objection to this application.

e. TWC/2011/0282

Ms Glenys Dickinson 60 Wellington Road, Muxton, Telford, Shropshire.

Proposed new vehicular access and driveway

Resolved – to have no objection to this application.

f. TWC/2011/0292

Veolia Environmental Services (UK) PLC Land adjacent to Woodhouse Farm, Granville Road, Donnington Wood, Telford, Shropshire.

Construction and Operation of a 64,000 tonne per annum In Vessel Composting Facility with Windrow Composting (fully enclosed) to compost and recycle Shropshire's organic non-hazardous waste (52,000 tonnes per annum) and Telford & Wrekin's Organic Waste (12,000 tonnes per annum) with associated upgraded improvements (Granville Road) and landscaping.

The meeting was suspended to allow local residents to speak to the Council.

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

- Telford & Wrekin Council already sends its waste to a facility on the outskirts of Wolverhampton and therefore the proposed application would mainly deal with waste from other areas of Shropshire and surrounding Counties. The Company involved needs to clearly demonstrate that it has investigated other more suitable sites in the whole of Shropshire.
- Location – the proposed site is in a rural and agricultural location which is unsuitable for what effectively will be an industrial facility. There would be a catastrophic effect on the surrounding environment, wildlife and ecology and it is situated in an extremely close proximity to the Country Park. The proposed facility will also have a detrimental impact on local tourism as it will be seen from local tourist areas such as Lilleshall Hill and Monument, Telford Equestrian Centre, Granville Country Park and The Shropshire Golf and Country Hotel.
- The planning application does not show what materials the facility will be constructed in, nor does it provide sufficient information on the effect it will have on watercourses (Granville Canal Basin), impact on health, how it will satisfactorily deal with noxious odours etc.
- Traffic – The implications of this application will lead to an unacceptable increase in the number of heavy goods vehicles on the local roads and lane access. It has been calculated that 64,000 tonnes would mean an average of 120 lorries per day.

The access road, which coincidentally, runs through Granville Country Park, would not sustain this number of vehicles especially in the winter.

- Also, Lodge Road is an unadopted road the maintenance of which is paid for by local residents.
- Traffic/residents safety issues – the Telford Equestrian Centre is extremely well used especially by children and such a development would cause unacceptable danger to the local residents, horses and riders that frequent this area due to the unsuitability of the access road to the proposed site.
- Noise and dust pollution – as access to the site is on an incline the lorries accessing the site would have to remain in a low gear. This would increase the noise pollution to an unacceptable level for those residing within the area and those mourning the loss of relatives at the Crematorium. The number of lorries accessing the site will also lead to an unacceptable level of dust pollution.
- Light Pollution – there would also be unacceptable levels of light pollution to the surrounding area and residents due to the design of the proposed facility.
- Overdevelopment of Site and Out of Character with surrounding area – the proposed development will be larger than any agricultural building one would expect to find in a location such as this and is therefore unacceptable.
- Incorrect information – the water supply here is provided from Granville Road and not, as stated, Severn Trent Water Ltd. Therefore, some of the information provided in the application is incorrect.

The Parish Council wishes to “Green Card” this application and Councillor A Lawrence has stated that he will speak on behalf of the residents and Parish Council at Telford & Wrekin Council’s Plans Board meeting regarding this application.

- g. TWC/2011/0343
Planning Prospects Ltd The Coddon Sports & Social Club, Wellington Road, Donnington, Telford, Shropshire.
Redevelopment of site to provide up to 25 houses with associated access and landscaping (outline)
Resolved – to have no objection to this application as the Parish Council does not wish to see this site become derelict and thus attract anti-social behaviour. Whilst this option is not ideal it will provide extra housing. The Parish Council, however, is disappointed as to what has happened to this local facility.
- h. TWC/2011/0353
Butterfield Signs Ltd Netto, Wrekin Drive, Donnington, Telford, Shropshire, TF2 8EA Erection and display of 1no. internally illuminated roof mounted letter sign and 1no. internally illuminated fascia letter sign (for Morrisons) (Retrospective)
Resolved – to have no objection to this application.

- i. TWC/2011/0356
Jeanette Preece 16 Sylvan Close, Lilleshall, Shropshire.
Erection of first floor rear extension
The meeting was suspended to allow Mrs Preece to speak to and take questions from the Councillors.
Resolved – to have no objection to this application.

- j. TWC/2011/0363
Mr Phillip Watson The Haven, St Georges Road, Donnington, Telford, Shropshire.
Erection of 1no. detached and 2no. semi detached dwellings following demolition of existing bungalow (Outline with all matters reserved)
***** (AMENDED DESCRIPTION) *****
Resolved – to object to this application as it is considered to be an overdevelopment of site and has issues of road traffic safety. This is due to the fact that the proposed site is opposite a junction (High Mount) and access would be onto and off a very busy main road. This would be particularly dangerous if the vehicles reverse onto the main road.

- k. TWC/2011/0417
Mr P Thorpe, 98 Muxton Lane, Muxton, Telford, Shropshire.
Renewal of extant planning permission Ref: W2008/0454 for the erection of a two storey side extension.
Resolved – to have no objection to this application.

6. Correspondence

To receive the following correspondence:

- a. Notice of Appeal – Telford & Wrekin Council has received an appeal, which has been made to the Secretary of State, against its decision to refuse planning permission for TWC/2010/0335, Conversion of former reservoir to garage/store opposite 4 Hillside East, Lilleshall Shropshire.
The Clerk was asked to write to The Planning Inspectorate supporting the Council's previous objection regarding the implications this application would have on the surrounding area and residents.

The meeting closed at 1955hrs.

Signature:

Date: