

MINUTES OF PLANNING COMMITTEE
Held at Turreff Hall on Monday 17th October 2011

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

Also Present: R Morgan (Clerk to the Parish Council), Mr T Warner (Origin Architects Ltd), Mr C Warner and Mrs B Warner (Greenfields Brockton).

1. **Apologies:** Councillor Mrs P A Green, P Norton.
Resolved – that the apologies are accepted.

2. **Declaration of Interest:** As per Register.

3. **Planning Applications**

Resolved – that the meeting is suspended to allow Mr Warner to present his application to those present.

a. TWC/2011/0811

Mr Tim Marc Warner, Greenfields Farm, Brockton, Newport, Shropshire
Erection of 14no. age-restricted dwellings and garages to include 4no. affordable dwellings together with associated gardens/allotments and erection of 1no. double garage to be used in conjunction with the existing dwelling.

Mr Warner gave a brief background to Origin Architects Ltd, for whom he works and who designed the plans for the application, and then explained in detail the proposed plans for the age restricted dwellings. Mr Warner then answered questions from Councillors.

The meeting reconvened.

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

Access – the proposed access to the site is close to a railway bridge through which large vehicles have to drive in the centre of. There is also a very sharp bend and some form of traffic calming measures would have to be installed to make the access to this site safe.

Demand – no survey has been undertaken to discover if there is a demand for this type of housing in the area neither have neighbours been approached personally to discover their views.

Remoteness – as there are no on site facilities residents would have to drive to local amenities adding to the number of times vehicles are leaving and entering the site or walk along a road which has no pavement.

Policy – as the proposed application is to develop a green field site this is in conflict with the planning policy of Telford & Wrekin Council.

Garage design – this is more in keeping with urban areas and not that associated with rural designs.

Parking – there is insufficient parking for residents and whilst consideration has been given as to where visitors would park this would be used as overflow parking by residents with two or more vehicles.

It was suggested that Mr Warner consider something more in keeping with rural developments and possibly address the points/concerns raised above.

b. TWC/2011/0816

Telford & Wrekin Council, St Matthew C of E Primary School, Church Road, Donnington, Telford, Shropshire
Extension to existing timber demountable building.
Resolved – to have no objection to this application but in future the Education Authority should consider erecting permanent buildings as demountables are cold, soulless and demoralising.

The meeting closed at 2010hrs.

Signature:

Date: