

**MINUTES OF PLANNING COMMITTEE**  
**Held at Turreff Hall on Monday 14<sup>th</sup> April 2008**

**Present:** Councillors K Watkins (Chair), A Baker, B Green, Mrs P A Green, Mrs R Gregory, J Lavery, P Norton.

**Also Present:** Fiona Moore (Donnington Neighbourhood Co-ordinator), Julie Millington (Community Learning), Local Residents.

Due to the number of residents in attendance it was **resolved** to hold a 15 minute Public Session prior to the meeting commencing.

**Public Session**

The Chair invited questions/comments from the members of the Public present.

W2008/0327 – Questions were raised regarding the disposal of dead birds, the frequency of cleaning out the proposed unit and the probable smell from the unit especially during the cleaning process. The Committee provided answers to these issues to the best of its ability.

W2008/0383 – There was strong opposition from the residents present regarding this application. Concerns raised were as follows:

- a. Loss of car parking facilities for; the Lifelong Learning Centre (LLC) which could eventually lead to its demise; and local residents many of which use the car park.
- b. Poor access for emergency services.
- c. Loss of access onto LLC disabled parking. Councillor Mrs R Gregory informed those present that she had arranged a meeting with the Borough Councillor Adrian Lawrence regarding this issue.
- d. Children's safety:  
Many parents use the car park when taking children to the nursery and junior school as they prefer to take the children into the school. The car park is always full and if this facility is removed then cars would park on the road which would be hazardous for those children who have to cross the road.  
If application is passed there will be added dangers for children whilst work is being carried out due to the extra plant traffic.  
Realistically, children would not walk down to the proposed crossing to walk back up the road. They would just cross the road.
- e. Volume of traffic already increased due to developments at Columbine Way etc. This development would only increase the problem.
- f. Original outline planning application was for 35 dwelling, now increased to 55. Too many houses.
- g. Loss of parking for people attending weddings and funerals at the church.
- h. Proposed development not sympathetic to surrounding properties and area.

The Chair thanked those present for their comments.

1. **Apologies:** Councillor J Hockin (Work).  
**Resolved** – that the apology is accepted.
2. **Declaration of Interest:** As per Register.

**3. Planning Applications**

The Committee considered the following planning applications:

- a. W2008/0324  
Mrs H Jurgens, 43 Wellington Road, Muxton, Telford, Shropshire.  
Erection of a first floor rear extension.  
**Resolved** – to have no objection to this application.
- b. W2008/0327  
Mr R Tomkinson, Honnington Grange, Land adjacent to, Kinnersley Drive, Telford, Shropshire.  
Erection of a 16,000 bird free range egg laying unit and installation of new access and driveway (outline planning permission).  
**Resolved** – to object to this application on highway issues. The road, Kynnersley Drive, is in poor condition and unsuitable for heavy goods vehicles as it is a single track road edged by soft verges and there is no facility for vehicles to pass HGV's. One solution to this problem may be to relocate the access off Humber Lane. The Council also had concerns regarding environmental issues concerning the smell that would emanate from this application especially during the cleaning process.
- c. W2008/0340  
Mr & Mrs M Edwards, 8 Cedarwood Drive, Muxton, Telford, Shropshire.  
Erection of a double garage.  
**Resolved** – to have no objection to this application.
- d. W2008/0346  
Mr J Brown, Land at, Ambleside Way, Donnington, Telford, Shropshire.  
Erection of 4no. detached dwellings.  
**Resolved** – to have no objection to this application.
- e. W2008/0385  
Mrs J Butter, 47, Wellington Road, Muxton, Telford, Shropshire.  
Erection of 1 detached dwelling with detached single garage and formation of new vehicular access.  
**Resolved** – to have no objection to this application.
- f. W2008/0386  
Mr D Haywood, Land to the rear of Charleroi, Wellington Road, Muxton, Telford, Shropshire.  
Erection of a dormer bungalow (outline planning permission).  
**Resolved** – to have no objection to this application.
- g. W2008/0370  
Mr & Mrs Rowley, 30, Coronation Drive, Donnington, Telford, Shropshire.  
Retrospective application for change of use from open space to garden land with erection of a fence.  
**Resolved** – to have no objection to this application.
- h. W2008/0383  
Mayfield Development LLP, Land at, St Matthew's Road, Donnington, Telford, Shropshire.  
Erection of 55 dwellings with creation of new vehicular access and provision of car parking areas.  
**Resolved** – to object and "Green Card" this application for the following reasons:  
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- Telford and Wrekin Council invested around £300,000 constructing the Lifelong Learning Centre (LLC) and are now planning to remove the only car parking facility available for people that use it. A survey carried out recently showed that of those using the LLC 75% parked on the adjacent car park. This amounts to around 300 people per week. There is a minimum of ten staff that use the car park on a daily basis. This disagrees with the planning application which lists it as a disused car park.
- Road Safety Issues – removal of this car parking facility would cause numerous road safety issues. There would be nowhere for parents dropping children off at nursery/school to park except on the road, likewise those attending funerals and weddings at St Matthew's Church. The development would probably increase the volume of cars in this area by around 100. Children accessing the local schools would have to cross the road between parked cars
- Loss of Privacy – Three storey developments would overlook the surrounding bungalows and houses.
- Overdevelopment of site – Original outline planning application was for 35 dwellings. This has now increased dramatically to 55 dwellings.
- Poor infrastructure – Local schools and medical facilities are already full to capacity, the current drainage problems would only be exacerbated in the area and there is a lack of youth facilities within the area.
- The amenities of neighbours – A disabled child currently living in Barn Close in a house modified to provide access off the car park would find their route to their daily transport blocked off. The Council is concerned about the effect this application would have on the child's quality of life.

The Clerk was asked to inform Mark Pritchard MP and the local media of the Committees decisions.

The meeting closed at 1940hrs.

Signature:

Date: