



Lilleshall & Donnington Parish Council

MINUTES OF PLANNING COMMITTEE Held at Turreff Hall on 23rd January 2006

Present: Councillors A Baker, B Green, Mrs R Gregory, R Pitt, K Watkins.

- 1. Apologies:** Mrs P A Green (Meeting), P Norton (Meeting), G Platt (Away), J Thompson (Work), Mrs V Verster (Meeting).

Resolved – that the apologies be accepted.

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

- 3. Terms of Reference**

The Terms of Reference for the Planning Committee were discussed.

Resolved – that the Terms of Reference are recommended to full Council for acceptance.

- 4. Planning Applications**

The following planning applications were discussed by the Committee. Prior to Applications W2005/1533, W2005/1548 and W2005/1567 the meeting was adjourned to allow members of the public to express their points of view regarding the aforementioned applications and then reconvened whilst the Council made its decision:

- a. W2005/0702

Asda Stores Ltd, St Georges Road, Donnington Wood, Telford.
Erection of Deck Car Park.

Resolved – that whilst the Council had no objection in principle to this application and recognised the need for expansion it would like Asda to review the vehicle access on and off the car park. There is already severe traffic congestion occurring on the roundabout from which access is gained and the Parish Council are of the opinion that extra parking facilities means extra vehicles and hence extra congestion. The Parish Council suggest that Asda review the traffic situation and if possible initiate one entrance onto Asda Car Park with a separate exit for vehicles leaving. Due to the location of the entrance for delivery Lorries, they often block the highway when negotiating the delivery entrance. The Council also suggests that an alternative entrance for deliveries is considered.

- b. W2005/1533

Edwards F.I. Ltd, Land off Barrack Lane, Lilleshall, Shropshire.
Erection of a steel framed, steel clad storage shed.

Resolved to object to this application for the following reasons:



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Environmental

Noise disturbance to neighbouring properties from Heavy Goods Vehicles accessing the site together with damage to the narrow road leading to the proposed location.

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No power on the proposed site so a generator would have to be used thus causing more noise disturbance.

No toilets or sanitation facilities on site.

History of Site

Due to the area having a history of mining, concerns were raised that the ground may be too unstable to erect the proposed shed.

Traffic Matters

There is an issue with road traffic safety due to the narrowness of the access road. It is unsuitable for HGVs and one has already knocked a neighbour's wall over whilst trying to reverse into the site. The lorries are rapidly increasing the wear and tear of the road.

The Clerk was also asked to investigate if permission had been given for operations currently occurring there and if any enforcement action was being undertaken by the Borough Council.

c. W2005/1548

Dordale, Land off Church Walk, Donnington, Telford, Shropshire.

Erection of 26 dwellings.

The Chair informed the Council that 10 letters of objection had been received by the Borough of Telford and Wrekin regarding this application.

Resolved to object to this application for the following reasons:

Overdevelopment

The Committee felt that 26 dwellings would be too many for an area the size of the proposed site thus constituting overdevelopment.

Design

The Committee strongly objected to the awful design proposed. Timber cladding on dwellings only looks good for the first year after which it deteriorates very quickly. This then causes the buildings to have the appearance of being run down. "Bullwing" roofing is unsightly and not in keeping with the area. The Committee failed to see why normal pitched tile roofing could not be part of the design as it would help give the area the appearance of modernisation. The Committee felt that the proposed design gave an appearance of "Retro 60's".

Traffic Matters

Vehicle spaces allocated for this development are insufficient as any visitors would have to park on the road. This would then become a traffic safety issue as would the increased volume of vehicles that this



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development would bring. Church Walk and Turreff Avenue are already in a poor state of repair and this would only aggravate the problem.

- d. W2005/1561
Mr R J Williams, The Haven, 236, St Georges Road, Donnington, Telford.
Erection of two dwellings (outline).
The Committee were of the opinion that the site is only big enough for one medium sized dwelling thus allowing for vehicles to be parked off road especially as the site is opposite the junction of High Mount.
Resolved to object to this application due to overcrowding and traffic safety issues. P32
- e. W2005/1567
Mr & Mrs R L Coates, 37, Thornton Park Avenue, Muxton, Telford.
Change of use of private open space to private garden land and erection of a 1.8m high fence (retrospective).
Resolved – that the Parish Council has no objection to this application and in fact strongly supports it. This is due to the fact that by erecting this fence, Anti Social Behaviour occurring against the residents at that address and neighbouring properties has been reduced. The erection of the fence was also a recommendation by the Beat Manager for that area and a petition has been signed by many neighbours also supporting the application.
- f. W2006/0008
Mr & Mrs J Scott, 33, Winchester Drive, Muxton, Telford, Shropshire.
Erection of a single storey side extension.
Resolved – that the Parish Council has no objection to this application.

5. Correspondence

a. Notification of Refusal of permission.

The Chair informed the Committee of the following Notifications of Refusal of Permission:

- i. W2005/1279, Erection of a first floor extension and sectional shed to side of property at 35, Eastwood drive, Donnington.
- ii. W2005/1404, Display of sticker signs on front of property at Tin Tin Restaurant, Wellington Road, Donnington.

The meeting closed at 1935hrs.



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Signed:

Date: