

MINUTES OF PLANNING COMMITTEE
Held at Turreff Hall on Monday 27th July 2009

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

Also Present: R Morgan (Clerk to the Parish Council), Mr Latham, Mrs E C Gavin and Mr M Shaw.

1. **Apologies:** Councillor J Hockin, B Mason and P Norton.
Resolved – that the apologies are accepted.

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

3. **Planning Applications**

The Committee considered the following planning applications:

a. W2009/0533

Mr & Mrs D Latham, Land adjacent to Tara, Oakengates Road, Donnington, Telford, Shropshire.

Erection of 4no. detached bungalows and formation of new access (Outline Application).

Resolved – to have no objection to this application.

b. W2009/0542

Morris Homes (Group) Ltd, Land at Muxton C2/C3, Marshbrook Way, Muxton, Telford, Shropshire.

Approval of Reserved Matters in relation to the erection of 144 dwelling houses and apartments along with associated facilities off Marshbrook Way, C2 & C3 Muxton, Telford.

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

- **Inadequate Drainage**

Concerns are raised that the drainage system in the area is already overloaded from all the previous developments. This has also been highlighted due to the fact that the applicants have deemed it necessary to incorporate overflow drainage ponds for rainwater thus, seemingly admitting there is an issue regarding this. The proposed site is also known to retain water and is quite boggy all year round. Water coming off the hill to the rear of the proposed development will have nowhere to go and there are concerns that flooding will occur during heavy rain fall. Whilst all plans to date have been approved by Severn Trent Water, indicating that it thinks the drainage system is adequate, the Borough Councillors for Muxton are asked to discuss this issue with planning officers.

- **Overdevelopment**

The Council is of the opinion that the development of 144 dwellings is too large for the size of the proposed site. Muxton currently has developments which are not condensed together which this development proposes to do.

- **Character and Appearance of the Area**

The Council fails to understand why the proposed developments have been designed in keeping with houses located in Ironbridge. Muxton has its own unique style of housing and the architects should have reflected this in the designs.

- **Infrastructure**

Schools – The schools in the area would struggle to meet demand for places. It is understood that the Government is trying to encourage less use of vehicles. Children seeking school placements would be distributed throughout the area with Lilleshall Primary School, Donnington Infant/Junior Schools, Redhill Junior School and Priorslee Junior School absorbing the overflow. This would lead to increased use of vehicles taking children to and back from these locations.

Shops and Amenities – The proposed site is some considerable distance from local shops, supermarkets and amenities.

Public Transport – No buses currently run along this route.

- **Traffic Matters**

The proposed development would greatly increase traffic volume in this area. Even with calculating 1.5 vehicles per household this would mean an extra 216 vehicles using the roads. Concerns are also raised that there would not be enough parking spaces for these vehicles resulting in on road parking which in turn would lead to traffic safety issues for children playing in the area.

The Parish Council wishes to “Green Card” this Application.

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.”

c. W2009/0238

Mr A Cox, Hillend, Church Road, Lilleshall, Shropshire.

Erection of a two storey side extension following demolition of existing flat roof extension (Amended Plans).

Resolved – to have no objection to this application.

d. W2009/0581

Mr P Glynn, 25, Limekiln Lane, Lilleshall, Shropshire.

Erection of a front extension for porch and lengthened garage.

Resolved – to have no objection to this application.

e. W2009/0593

Telford & Wrekin Council, Lilleshall County Primary School, Church Road, Lilleshall, Shropshire.

Erection of external covered play canopy and entrance canopy.

Resolved – to have no objection to this application.

The meeting closed at 1925hrs.

Signature:

Date: