

MINUTES OF PLANNING COMMITTEE
Held at Turreff Hall on Monday 29th October 2007

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

1. Apologies: Councillors M Edwards (London), P Norton (Meeting).
Resolved – that the apologies are accepted.

2. Declaration of Interest: As per Register.

3. Planning Applications

The Committee considered the following planning applications:

a. W2007/1354
Central and Country Developments Ltd. Unit 8 Brockton Leasowes, Wellington Road, Lilleshall, Shropshire.
Change of use from ancillary accommodation to a separate dwelling unit.

Resolved – that there is no objection to this application.

b. W2007/1315
Mr & Mrs C Doody, 4 Church Meadow, Lilleshall, Shropshire.
Erection of a single storey side extension.

Resolved – that there is no objection to this application.

c. W2007/1316
Mr & Mrs Felton, 61 Lytham Green, Muxton, Telford, Shropshire.
Erection of a conservatory to rear of property.

Resolved – that there is no objection to this application.

d. W2007/1334
Bromford Housing Association, Land of the former Our Lady of the Rosary RC Church, Winifred's Drive, Donnington, Telford, Shropshire.

Reserved Matters pursuant to Outline Planning Permission W2006/0759 (to include layout, scale, external appearance, access and landscaping) for residential development for 29 dwellings (comprising 19 new dwellings and a 3 storey apartment block comprising of 9 apartments).

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

1. Overdevelopment of Site. Density of Houses. Current Government legislation stipulates that the minimum number of houses to be placed on a hectare is 30 houses. As this site is only 0.5571 hectares the Council feels that a proposal for 29 dwellings can only be considered as overdevelopment.

2. Traffic Safety. At current guidelines of 1.5 vehicles per dwelling, the site would require parking spaces for 45 vehicles.

The road at this part of Winifred's Drive is quite narrow and it is already used for off street parking by parents collecting their children from the local school. Development of this site would result in a large quantity of vehicles parking on the main road thus causing traffic safety issues especially as this road is a main bus route and is used by a large number of children going to and from the schools situated nearby.

3. Drainage. This location already suffers from poor drainage. Any further housing developments here would increase the already unacceptable problem within this vicinity.

e. W2007/1363

Mr & Mrs P Roberts, 10 Hillside, Lilleshall, Shropshire.

Erection of a two storey extension.

Resolved – that there is no objection to this application.

f. W2007/1371

Mr G Phillips, 41 Muxton Lane, Muxton, Telford, Shropshire.

Erection of a dormer bungalow and detached double garage.

Resolved – that there is no objection to this application.

g. W2007/1395

Telford and Wrekin Council, Roundabout A518 Wellington Road, Lilleshall, Shropshire.

Erection of 4 non-illuminated freestanding twin pole signs.

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

1. Urban Clutter. There are generally too many unnecessary signs cluttering up roundabouts in Telford.
2. Road Safety Issues. Driver's line of sight will be distracted from traffic issues hence increasing the chances of accidents occurring.

h. W2007/1398

Mr & Mrs G Hayes, 83 Wellington Road, Lilleshall, Shropshire.

Erection of a two storey side extension.

Resolved – that there is no objection to this application.

i. W2007/1399

Whitbread Group plc, The Clock Tower Public House, New Trench Road, Donnington, Telford, Shropshire.

Erection of a 20 bedroom hotel with alterations to existing car park and associated housing.

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

1. Traffic Safety regarding access and egress. The mini roundabout situated on School Road is currently inadequate for the amount of traffic in this location. As well as serving the main road it also has to provide access and egress for MacDonalds, the petrol station, the Clocktower Public House and a residential estate. Adding a hotel would only exacerbate the problem.

The whole aspect of traffic management here requires reviewing due to the fact that in the space of approximately 100m there are two roundabouts, a pedestrian crossing, and a staggered crossroads.

2. Drainage. The drainage system in this area is already struggling to cope with the current number of dwellings. This problem will also increase when the large housing development currently being erected off Station Road is fed into this drainage system. Any further developments will only add to the problem that is already being experienced in this area.

4. Tree Preservation Order 2007

The Chair informed the Committee that a tree preservation order had been received for land at Hillside, Lilleshall, Telford. Councillors from Lilleshall requested that the Clerk checks with the Tree Officer that the tree listed on the Order is a Maple and not a Copper Beech.

The meeting closed at 1930hrs.

Signature:

Date:

DRAFT MINUTES SUBJECT TO CONFIRMATION