



Lilleshall & Donnington Parish Council

MINUTES OF PLANNING COMMITTEE

Held at Turreff Hall on Monday 5th September 2005

Present: Councillors A Baker, Mrs P A Green, Mrs R Gregory, Ms C Mason, R Pitt, M Skelton, J Thompson, K Watkins, V Verster.

Also Present: Residents of Meadow Road, Muxton.

1. **Apologies:** B Green (twisted ankle), P Norton (hospital).
Resolved – that the apologies be accepted.

2. **Declaration of Interest:** None

3. **Planning Applications**

Due to the fact that residents from Meadow Road, Muxton had comments and photographs which they wanted to present to the Council regarding planning application W2005/0961 it was **resolved** that this item is brought forward and that the meeting is suspended to allow the residents to present their views for discussion.

h. W2005/0961

English Partnerships, Land opposite 2, Marshbrook Way, Muxton, Telford.

Residential Development (outline).

The residents presented photographs to the Council showing the amount of vehicles parking in the road on Fieldhouse Drive and Meadow Road, Muxton. Issues raised were as follows:

Parking and road safety issues:

There is a “blind” corner on a regular bus route,

There are a large number of vehicles currently parking on the road outside the shops on Fieldhouse Drive and in Meadow Road,

There is an unacceptable volume of traffic currently using Fieldhouse Drive,

The narrowness of Meadow Road cul-de-sac,

Child safety issues when playing in Meadow Road outside their homes,

The road would become extremely dangerous as heavy plant vehicles would be accessing site through the narrow cul-de-sac,

The extra volume of vehicles as a result of this development would increase the dangers which already exist.

Overdevelopment



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It is proposed that 15 dwellings are built on this land when the Borough Council themselves recommend it not exceed 10.

Character and appearance

The proposed dwellings will be out of character with the houses already in that area.

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The amenities of neighbours

The proposed flats would overlook the adjoining houses in Meadow Road causing a loss of privacy and a fear of crime due to the footpath that currently runs along the rear of houses may be used by undesirable characters.

Councillors sympathised with the residents stating that they had a serious cause for complaint and that the development was ill-conceived. It was suggested that the plans be reconsidered to allow access off Marshbrook Way. Concerns were also raised regarding school places for the children that would live here especially as another development of 185 houses was proposed at the other end of Marshbrook Way together with drainage issues this would cause.

The meeting was then reconvened and it was **resolved** to object to this application for the above reasons and that Councillor Mrs V Verster represent the residents and Parish Council at Borough Council meetings regarding this matter.

The Committee then discussed the following planning applications:

- a. W2005/0915
D & S Whitelaw, 16, Holland Drive, Muxton, Telford, Shropshire.
Erection of a single storey extension to rear of property.
Resolved – that there is no objection to this application.
- b. W2005/0924
Mr K Skitt, Ivylands, 1 Winifreds Drive, Donnington, Telford, Shropshire.
Change of use from rest home to 4no. self contained flats at ground floor and 5no. bed sits at first floor (Retrospective).
The Councillors stated that normal procedures regarding planning had been completely ignored and that the Borough Council should make extra efforts to discourage any application that is made retrospectively. Local residents had not been able to pass comment prior to the work starting and established trees had been removed without consultation. The rear entrance leads on to a public car park which is used by parents when collecting children from school and there are 9 dwellings but only 4 parking spaces.



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Resolved – to object to this application on traffic and road safety issues as described above. The Clerk was asked to enquire if planning gain had been given to Borough of Telford and Wrekin for the use of the car park as access to this dwelling.

c. W2005/0925

Ms V Austin, 4, Sorrel Close, Donnington, Telford.

Erection of a double garage to side of property.

Resolved – that there is no objection to this application.

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d. W2005/0926

Matrix Medical, Land adjacent to Community Centre, School Road, Donnington, Telford, Shropshire.

Erection of a new medical centre and retail pharmacy with associated parking.

The Councillors recognised the need for a new Medical Centre but concerns were raised over the loss of even more recreational land. If possible the site of the current medical centre should be cleared and given back as recreational land when the new building is completed. Councillors believe that a covenant was made by miners leaving the land to the people of Donnington. It was suggested that this covenant be checked by the Borough Council to ascertain the legality of the use/sale of this land.

Resolved – that there is no objection to this application but that the above observations should be taken into account when discussed at Borough Council.

e. W2005/0935

SITA UK Ltd, Granville Landfill Site, Grange Lane, Red Hill, Telford.

Erection of an extension to existing paper bay.

Resolved – that there is no objection to this application.

f. W2005/0948

Mr & Mrs K Edwards, 10, Ravensdale Drive, Muxton, Telford.

Proposed caravan port.

Resolved – that there is no objection to this application.

g. W2005/0957

Mr & Mrs Lane, 9, Wild Thyme Drive, Muxton, Telford.

Erection of a conservatory to rear.

Resolved – that there is no objection to this application.

i. W2005/0969



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Mr A Wilson, 20, Grampian Close, Muxton, Telford.

Erection of a single storey rear extension.

Resolved – that there is no objection to this application.

j. W2005/0984

Mr S Bennett, 49, Dorchester Drive, Muxton, Telford.

Erection of a garage and single storey extension.

Resolved – that there is no objection to this application.

k. W2005/1000

Mr J Kidman, land adjacent to 17, Church Road, Lilleshall, Shropshire.

Erection of a detached dwelling (outline).

Resolved – to object to this application as it is deemed to be a “creeping development” onto greenfield sites beyond the village boundary.

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l. W2005/0994

Mr K Skitt, Bungalow at rear of Ivylands, Winifreds Drive, Donnington, Telford.

Change of use from carers dwelling to a private dwelling (retrospective).

The Councillors again stated that normal procedures regarding planning had been completely ignored and that the Borough Council should make extra efforts to discourage any application that is made retrospectively. Local residents had not been able to pass comment prior to the work starting and established trees had been removed without consultation.

The rear entrance leads on to a public car park which is used by parents when collecting children from school and there are 9 dwellings but only 4 parking spaces.

Resolved - to object to this application on traffic and road safety issues as mentioned above. The Clerk was again asked to enquire if planning gain had been given to Borough of Telford and Wrekin for the use of the car park as access to this dwelling.

4. Correspondence

1. The Chair informed the Committee of the following **notification of refusal of planning permission** for applications:

W2005/0714, 12, Jubilee Avenue, Donnington, Telford – Erection of 2no dwellings with attached garages.



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W2005/0732, The Mill House, 14, Church Road, Lilleshall – Erection of a conservatory to rear.

W2005/0733, The Mill House, 14, Church Road, Lilleshall – Three replacement windows, Brick up doorway and erection of a conservatory.

W2005/0734, Land at The Fields, Donnington, Telford – Erection of a detached house and garage with construction of new vehicular/pedestrian access.

W2005/0471, Kenilworth House, 4 Church Road, Lilleshall, Shropshire – Appeal against Borough of Telford and Wrekin refusal to permit planning permission for the erection of a single storey extension to front of dwelling.

2. **Campaign to end Ghost Town Britain.**

Each Councillor had received a copy of this document and had no observations or comments to make.

3. **Inland Revenue Simplification Consultation Draft.**

Each Councillor had received a copy of this document and had no observations or comments to make.

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4. **Consultation Paper on the proposed merger of the existing Shropshire local justice areas into two local justice areas.**

Each Councillor had received a copy of this document and had no observations or comments to make.

5. **Police and Community Consultative Group (PCCG).**

The Chair informed members of the forthcoming PCCG meeting to be held at Hayward Arts Centre, Wellington on 14th September 2005.

6. **Annual “Ceremony of Light”**

The Chair informed members that the annual “Ceremony of Light” will take place at Oakengates Theatre on 13th November 2005. The Clerk was asked to send copies of this invite to all Councillors.

7. **Wrekin Area Committee.**

The Chair informed members of the forthcoming meeting of the Wrekin Area Committee which will take place on Thursday 22nd September 2005 at Civic Offices



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The meeting closed at 1945hrs.

Signed:

Date: