



Lilleshall & Donnington Parish Council

MINUTES OF PLANNING COMMITTEE Held at Turreff Hall on Monday 4th April 2005

Present: Councillors, B Green (Chair), A Baker, Mrs E A Clare, Mrs R Gregory, Mrs P A Green, P Norton, R Pitt, M Skelton, J Thompson, Mrs V Verster, K Watkins.

1. **Apologies:** None.

2. **Declaration of Interest:** None

3. **Planning Applications**

- a. W2005/0234
Mrs Quinton, 30, Craft Way, Breton Park, Muxton, Telford.
Erection of a conservatory to rear of property.
Resolved – that there is no objection to this application.
- b. W2005/0245
Mr & Mrs Hyde, 33, Limekiln Lane, Lilleshall, Shropshire.
Erection of a flat roofed dormer to rear of dwelling.
Resolved – that there is no objection to this application.
- c. W2005/0248
Mr & Mrs Latham, Land adjacent to Tara, Oakengates Road, Donnington, Telford.
Erection of 4 dwellings, vehicular access and parking.
Resolved – that there is no objection to this application and the Clerk write to Borough of Telford and Wrekin asking it to consider:
 - i. The view of this Council as it has not objected to the two previous applications regarding this address.
 - ii. The local knowledge of the Councillors regarding the history of the site and the improvement to the area that granting this application would provide.
- d. W2005/0275
Shrewsbury RC Diocesan Trustees, Former site of Our Lady of the Rosary RC Church, Winifred's Drive, Donnington, Telford.
Residential Development (Outline)
The Chair informed the Committee that a petition and letter had been received from the residents of Winifred's Drive objecting to this



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application, together with a letter from Peter Bradley MP supporting the residents. The Chair read the letter of objection to the Committee. After discussing the application and studying the plans the following outcome was concluded:

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Resolved – that the Council strongly object to this application for the following reasons:

- i. History of the Site:

The land in question was originally given by the Ministry of Defence (MoD) around the early 1940's for the purpose of erecting a Church on it for use by the local residents. Approximately forty years ago the Church had to be demolished as there was subsidence and it was deemed to be unsafe. Since then the land has been used by children as a safe area on which to play. When the Church was demolished it was apparently stated then that no houses would be built on this piece of land. The Council now has concerns that if the original Church had to be demolished due to subsidence how can it now be possible to build houses on it? It may be worth checking that covenants were not placed upon the land by the MoD preventing future building/development.

There are currently severe drainage problems in that area with continual blockage occurring during and after rainfall. This not only affects Winifred's Drive but also Leonard's Close and nearby surrounding areas. This issue needs to be resolved immediately before considering the development of extra properties in the area.
- ii. Effect of the proposal on the character and appearance of the area

As the houses in this area were constructed during World War 2 they all have flat roofs. Any new constructions will have apex roofs. This type of development in this area will look completely out of place and spoil the character and appearance of the area.
- iii. The amenities of neighbours

Due to the location of this site any development would result in a loss of privacy for the neighbours. These houses would overlook properties already situated in the area.
- iv. Noise and disturbance

By siting the play area in the middle of the development, with access to it through alleyways, there would be noise and disturbance from children playing in that location. With houses surrounding it the noise would echo and reverberate throughout the development.



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v. Traffic matters

The level of traffic would increase thus causing safety issues especially for the children playing in the area. At present visibility for drivers is not impeded and there is a clear view around the “horse shoe” shaped road. Parents bringing their children to school also use this area to park their vehicles. Development of this site would mean that more cars would park on the road during school term. This would also affect the bus route along Winifred’s Drive.

The plans show no increase in the width of the road which at present only just allows for two cars to pass each other.

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Any increase of traffic would cause problems for existing residents and those houses whose frontage would be on Winifred’s Drive would have its residents backing their vehicles onto a main road which incorporates a regular bus route.

vi. Loss of fauna and flora

There are many established shrubs and trees on this site providing habitation for small wild animals and birds. Removal of these trees and shrubs would result in a loss of a small conservation area within an urban village.

vii. Schooling

This development would add extra pressure on places at local schools which are already full and struggling to meet the demands of the area.

viii. Fear of Crime

The planned siting of the play area and the alleyways to it would cause safety issues. The alleyways would probably have high fencing for the privacy of those houses it runs alongside. This would create an area where there would be a high fear of crime. Children from the new developments may see the play area as solely for their use. This could cause confrontation between children from new houses the children from families that have been in the area for a long time. After dark the play area would attract undesirable characters into the area.

e. W2005/0292

Mr & Mrs Holden, 20, Church Meadow, Lilleshall, Shropshire.
Erection of a single storey side extension.

Resolved – that there is no objection to this application.



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- f. W2005/0325
Annington Homes Ltd, 49, Hill Road, Donnington, Telford.
Erection of 3 freestanding signs, 3 fascia signs and 3 flag poles.
Resolved – that there is no objection to this application providing the signs are removed after 12 months.
- g. W2005/0335
Galliers Homes Ltd, Land off Donnington Drive, Donnington, Telford.
Erection of 14 dwellings with new vehicular/pedestrian access and new estate road.
Resolved – that the Council object to this application for the following reasons:
- i. No application has been made to change use of land from agricultural to a housing development site.
 - ii. There are currently no amenities or facilities for the residents of the proposed new dwellings.
 - iii. There are concerns that if this application proceeds then it would allow for further future developments meaning the loss of more “green” land in that area.

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4. Diversity Action Training Programme.

The Clerk informed the Council that a Diversity Action Training Programme event was to take place between 18th and 29th April. Councillor P Norton had already expressed an interest in attending this event and should any other Councillor be interested then could they inform the Clerk. **Resolved** – that Councillor P Norton attend this event.

5. Correspondence

a. **Invitation to a Public Meeting – Stirchley & Brookside Parish Council re: siting of a mobile phone mast.**

The Chair informed the Council that an invitation had been received for Councillors to attend the above event which takes place on 5th April at 7.00pm.

b. **Notification of a Waste Initiative event at the Wrekin Housing Trust.**

The Chair informed the Council that the Waste Initiative Officer is holding an open event at the Wrekin Housing Trust Shop in Donnington between 12.30 and 2.30pm on Wednesday 6th April.

c. **Invitation to Rural Life 2020 Community Council of Shropshire Annual Conference.**

The Chair informed the Council that an invitation had been received for Councillors to attend the above which takes place on 14th April between 11.00am and 1.30pm. Any Councillor wishing to attend, please inform the Clerk.



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d. Wrekin Area Committee – Changes to its meetings.

The Chair read a letter received from Wrekin Area Committee regarding the change to its meetings.

The meeting closed at 1940hrs.

Signed:

Date: