

Wellington Town Council

Town Mayor
Cllr Anthony Lowe



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PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices on **Wednesday, 23rd October 2019** commencing at 6.00pm.

Present:

Cllr F Burns – Deputy Chairman
acting as Chairman for the
meeting.

Cllr S deLauney
Cllr G Luter

Cllr L Jinks
Cllr D Roberts

In attendance: Andrew Roberts, Deputy Town Clerk

90/19 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting.

91/19 Apologies for Absence

Cllr J Alvey – another commitment.
Apology accepted.

92/19 Declarations of Interest

None.

93/19 To confirm the minutes of the meeting – 9th October 2019

It was proposed by Cllr Roberts, seconded by Cllr Jinks and **RESOLVED** that the minutes of the meeting held on Wednesday 9th October 2019 be approved and signed by the Chairman as a true and accurate record.

94/19 Matters arising from those minutes

None.

95/19 Pre-Application Planning Enquiry: PE/2019/0583: 40 Bayley Road, Arleston, TF1 2JS

Proposed erection of a first floor balcony following approval of TWC/2019/0428. No objection in principle subject to the consideration of a formal planning application.

96/19 To receive details of Planning Applications received since the last meeting:

TWC/2019/0782 Turner House, 45 Market Street, Wellington, TF1 1DT
Change of Use from office (Use Class B1) to one bedroom apartment (Use Class C3). No objection.

- TWC/2019/0794 New College Telford, King Street, Wellington, TF1 1NY**
Temporary change of use of Block A ground floor from Education (Use Class D2) to residential guardian units (Use Class C4). No objection.
- TWC/2019/0800 Site of 46 Dawley Road, Arleston**
Outline application for the erection of 1no dormer bungalow with all matters reserved. This particular application had been withdrawn.
- TWC/2019/0802 5 High Street, Wellington, TF1 1JW**
Change of Use from existing office (Use Class B1) into HMO (sui generis). Members were of the view that they would possibly wish to object to this application on the grounds that they considered that it may be an overdevelopment. Members were also concerned about the bathroom configuration as they felt that this particular aspect was deemed to be a little "tight" given the number of units proposed. Members further requested a site visit in order that they could take a final view on the bathroom configuration.
- TWC/2019/0814 Strickland House, The Lawns, Wellington, TF1 3BX**
Erection of 2no polytunnels. No objection.
- TWC/2019/0824 31 Admaston Road, Wellington, TF1 3NE**
Erection of a two storey side extension. No objection.
- TWC/2019/0827 Former British Sugar site (Phase 1), Allscott**
Reserved matters application for the erection of 200no dwellings and Ecology Park pursuant to TWC/2014/0113 including details for access, appearance, landscaping, layout and scale. Members were pleased to be consulted on this particular planning application as the development site was outside the Town Council civil parish area. In the whole members welcomed the application and that it was further noted that the proposed development was in essence a self-contained community which in part would include shop, primary school and health facilities. Members were also pleased to recognise the mixed development including the provision of affordable housing. Members had some concerns in relation to the increase in traffic within the locality. Any associated traffic congestion and the associated access/egress issues and that regard would be needed to be considered in relation to the provision of suitable measures. Members also commented on the existing footpath which crossed the railway line and the need for this path to be retained with the introduction of any additional measures in order to increase public safety. In conclusion the members welcomed the proposed development subject to the comments outlined above.
- TWC/2019/0835 9 New Street, Wellington, TF1 1LU**
Installation of security shutters to shop front. (Full Planning Application). No objection.
- TWC/2019/0836 9 New Street, Wellington, TF1 1LU**
Installation of security shutters to shop front, installation of internal window vinyl. Painting of shop front and window frames, cills and lintels and installation of 1no non-illuminated fascia signage. (Listed Building Application). No objection.

TWC/2019/0837 9 New Street, Wellington, TF1 1LU
Installation of 1no non-illuminated fascia signage (Advertisement Consent). No objection.

TWC/2019/0839 14 New Street, Wellington, TF1 1NE
Display of 1no externally illuminated fascia sign and 1no externally illuminated hanging sign. Members wished to object to this application as they considered that the proposed alterations and design of the signs were considered to be overwhelming within the locality and contrary to the status and ethos of the designated Conservation Area and the associated colour palette.

TWC/2019/0847 The Dun Cow PH, 4 Duke Street, Wellington, TF1 1BJ
Painting of front elevation. No objection.

97/19 Correspondence
None.

98/19 Telford & Wrekin Planning Committee Applications
None.

99/19 Urgent matters (for information only).
Street Trading Consents: Members were referred to the email that had been sent by the Clerk to all members of the Town Council requesting any comments be forwarded to him for onward submission to the Licensing Service at Telford & Wrekin Council. Following a discussion the Clerk was requested to contact the Licensing Service to seek information on the matters that are considered by the Licensing Service when considering a Street Trading Consent and also for confirmation on the grounds and types of objections and matters that are also considered as part of the application process.

100/19 To agree date and time of next meeting
The next meeting would be held on Wednesday 13th November 2019 at 6.00pm.

Signed
13th November 2019