

Wellington Town Council

Town Mayor
Cllr Anthony Lowe



Town Clerk
KAREN ROPER
B.A (HONS) DMS
Civic Offices, Larkin Way
Tan Bank, Wellington
Telford TF1 1LX
Tel: 01952 567697
Fax: 01952 567690

Email: wellingtontowncouncil@telford.gov.uk
www.wellington-shropshire.gov.uk

PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices on **Wednesday, 15th January 2020** commencing at 6.00pm.

Present:

Cllr J Alvey
Cllr F Burns
Cllr L Jinks

Cllr S deLauney
Cllr D Roberts

In attendance: Andrew Roberts, Deputy Town Clerk, Cllr J Latter, Cllr P Fairclough and Mr O Jones.

139/19 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting.

140/19 Apologies for Absence

Cllr G Luter – illness
Cllr G Cook – illness
Apologies accepted.

141/19 Declarations of Interest

None.

142/19 To confirm the minutes of the meeting – 18th December 2019

It was proposed by Cllr deLauney, seconded by Cllr Roberts and **RESOLVED** that the minutes of the meeting held on Wednesday 18th December 2019 be approved and signed by the Chairman as a true and accurate record.

143/19 Matters arising from those minutes

Street Trading Consent: Renewal Application: Members were informed that the application had been referred to the Telford & Wrekin Council Principal Licensing Officer, following the submission of the Town Council's response and that to date there was nothing further to report, however it was indicated that a reminder seeking an update would be sent to Telford & Wrekin Council Licensing Service, and any reply reported to the Town Council.

144/19 Pre-Application Planning Enquiry: PE/2019/0695: Land rear of 16 & 17 Market Square, Wellington

Proposed conversion of existing building to form a single residential unit. Members wished to maintain their objection to the proposal on the grounds that the proposed development was considered to be a proposed use contrary to the immediate locality which was commercial in nature and was therefore an unsuitable development. Concerns were also raised in relation to inappropriate access to and from the area which would prejudice other

users and that there was inadequate car parking provision which would raise safety concerns.

145/19 Pre-Application Planning Enquiry: PE/2019/0722: 28-30 Victoria Avenue, Wellington, TF1 1NP

Proposed erection of a two storey rear extension to create either (i) a total of 3no commercial units on the ground floor and five residential units with shared kitchen on the first floor or; (ii) a total of 10no residential units with shared kitchens on the ground floor and first floors with proposed external alterations. Following a discussion it was agreed by Members that it would be beneficial for them to make a site visit in order to assess the enquiry further. The Clerk was therefore requested to make the appropriate arrangements.

146/19 To receive details of Planning Applications received since the last meeting:

TWC/2019/1023 16 Roseway, Wellington, TF1 1JA

Erection of a two storey side and rear extension and a single storey rear extension. Members wished to object to this application as they considered that the proposal would represent an overdevelopment within the immediate locality.

TWC/2019/1043 Site of Former Wellington & District Cottage Care Hospital, 79 Haygate Road, Wellington

Conversion of Day Centre (Use Class C2 Residential Institutions) to 6no residential apartments and erection of 9no bungalows, car parking, landscaping and associated works. Members were advised that Mr Osian Jones (agent for the applicant) was present at the meeting and was invited to address the Committee on the detailed aspects of the planning application, which sought the retention of the former Cottage Care Hospital, which had been locally listed as a building of local historic interest. The former hospital would be converted into 6 residential apartments with the proposed erection of 9 bungalows on the adjoining land. Members were informed about the general principles surrounding the development and that the former Cottage Care Hospital would be retained as the building was to be converted in order to accommodate the six residential apartments. This recognised the importance of the former hospital building and thereby recognising that the building had been placed on the local list of historic local interest. Members also noted that the roof lines of the nine bungalows would reflect the general design of the former hospital roof. Members were also pleased to note that the summer house was also planned to be retained, and that the proposed development was of a spacious development and adequate density. Following a discussion it was agreed that the Committee wished to fully support the proposal and welcomed that the historical nature of the former hospital was being retained. Cllr deLauney commented that the proposed scheme represented the best outcome that was available for the site.

147/19 Correspondence

The Clerk advised the Committee that notification of the cross-boundary planning application for the proposed development at the Ironbridge Power station had been received by Telford & Wrekin Council Planning Service and that Parish & Town Councils had been invited to join in the formal consultation if local councils wished to. Following a discussion it was agreed that the Town Council would decline the opportunity to participate in the formal consultation process, and that Telford & Wrekin Council planning service be notified.

148/19 Telford & Wrekin Planning Committee Applications

The Committee were advised that the planning application TWC/2019/0753 – Land between Arleston Lane and Dawley Road, Arleston was being considered at the Telford & Wrekin Council Planning Committee at the meeting scheduled to be held on Wednesday 15 January 2020.

149/19 Urgent matters (for information only).

Cllr J Latter had attended the meeting in order to raise an issue in relation to planning application TWC/2019/0973: Wrekin College, Sutherland Road, Wellington. He advised members that he had raised objection as a result that the application if approved would prejudice the existence of a right of way across the playing field. The Clerk confirmed that he had contacted the Telford & Wrekin Council Planning Service in relation to this and that he was currently waiting for confirmation as to whether the Right of Way was being prejudiced by the application. It was further requested that the Clerk should contact the Planning Service again suggesting that the current route be diverted away from the proposed development.

150/19 To agree date and time of next meeting

The next meeting would be held on Wednesday 5th February 2020 at 6.00pm.

Signed
5th February 2020