

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, 29th May 2019** commencing 6.00pm.

Present:

Cllr J Alvey – Chairman	Cllr F Burns – Deputy Chairman
Cllr S deLauney	Cllr L Jinks
Cllr G Luter	Cllr D Roberts

In attendance: Andrew Roberts, Deputy Town Clerk and Cllr P Fairclough – Deputy Mayor (ex officio).

1/19 Election of Chairman, followed by Welcome and Introductory Comments

Proposed by Cllr deLauney, seconded by Cllr Roberts and RESOLVED that Cllr Alvey be elected Chairman of this Committee for the ensuing year. Following the election Cllr Alvey welcomed all members to the meeting and thanked the Members for their continued support.

2/19 Election of Deputy Chairman

Proposed by Cllr deLauney, seconded by Cllr Luter that Cllr Burns be elected Deputy Chairman of this Committee for the ensuing year.

3/19 Apologies for Absence

Cllr U Ahmed – other commitment
Apology accepted.

4/19 Declarations of Interest

None.

5/19 To confirm the minutes of the meeting – 30th April 2019

It was proposed by Cllr Burns, seconded by Cllr Alvey and RESOLVED that the minutes of the meeting held on Tuesday 30th April 2019 be approved and signed by the Chairman as a true and accurate record.

6/19 Matters arising from those minutes

Cllr Burns enquired as to whether planning applications determined by Telford & Wrekin Council following earlier consideration of the same by the Town Council's Planning Committee. The Clerk reported that the Town Council automatically had received planning applications that had been so determined, however these had ceased a while ago. He confirmed that he would make further enquiry of Telford & Wrekin Council and report back. The Chairman reminded members that a Planning Officer from Telford & Wrekin Council would be invited to attend at the next meeting.

7/19 Update Report: Listing Application: Former Cottage Care Hospital, 79 Haygate Road, Wellington

The Clerk reported to Members that following the submission of the Town Council's application to Historic England that the initial consultation report had been received. It was confirmed that Historic England had inspected the building prior to the completion of their initial report. Members were further informed that the identified target date for consideration

of the application was 22 July 2019. Members were referred to the report in order to allow for the possibility of the submission of any further comments. No additional comments were made at this time, and the consultation report was noted. Members commented on the specific nature of the revolving summer house and requested the Clerk to raise this particular aspect with Historic England. There was a further discussion in connection with the existence of a Restrictive Covenant and the Clerk was instructed to contact the Land Registry to establish as to whether the property had been registered in order to arrange for the receipt of a copy of any applicable restrictive covenant that might be relevant to the Listed Building Application. The Clerk confirmed that he was not in a position to advise on the Asset of Community Value application as he had received no further update from Telford & Wrekin Council to whom the application had been lodged.

8/19 Pre-Application Planning Enquiry: PE/2019/0298: The William Withering PH, 45 New Street, Wellington, Tf1 1LU

Proposed creation of a roof terrace. Notwithstanding the earlier planning application that had been previously refused by Telford & Wrekin Council the applicants had now submitted an initial pre-application enquiry for a similar scheme. Members enquired about the height of any screening at roof level. Members were of the view that if the known police and associated safety concerns could be addressed then they would have no objections to the proposal. The Committee welcomed the encouragement of further investment within the Town, which would prove to be of benefit to the viability of the Town.

9/19 Pre-Application Planning Enquiry: PE/2019/0303: Land between Arleston Lane & Dawley Road, Arleston

Proposed erection of 111no residential dwellings and 70no care facility bedrooms with associated parking and works. The Committee wished to retain its objection to this proposal. Cllr Luter commented that local residents objected to the proposal – and commented that residents were concerned about the perceived highway safety concerns, that the local infrastructure would not cope with the development, together with adverse impact on the flora and fauna within the locality. Cllr Burns commented that this parcel of land had not been identified for future development within the revised Local Plan. Following a further discussion it was agreed that the Committee should object to the proposed development on the grounds that there were perceived highway safety concerns, lack of infrastructure within the area to serve the proposed development, lack of sufficient demand for the proposed extra care facility. Cllr Roberts wished to state that she would abstain.

10/19 To receive details of Planning Applications received since the last meeting:

TWC/2019/0337 29 Barnfield Crescent, Wellington, TF1 2EU

Erection of a two storey side and rear extension and widening of the existing front access. Members were of the view that the proposed development was too close to the existing boundaries and that the resulting extension would be of quite a large extent. No further plans were available to indicate the extent of the development and the possible effect within the existing street scene and that as a result there was limited information within the plans in order for the Committee to make an assessment on the application, and that further information should be requested.

TWC/2019/0344 Pro Automative Solutions, 33 High Street, Wellington, TF1 1JW

Change of Use from retail (Use Class A1) to motor vehicle service and repair garage and MOT testing station (Use Class B2) (Retrospective). Consideration of this particular item was deferred to enable a site visit being undertaken on Monday 3rd June 2019, commencing at 6:00pm. Members raised initial concerns in relation to the adverse impact on car parking on the High Street. Cllr deLauney raised the issue of encouraging the greater conversion of residential units within the Town. Cllr Jinks commented that the Town Council should encourage business use within the Town,

although Cllr deLauney took the view that this proposed use would adversely affect the residential use within the area. Cllr Burns initial view was that the proposed use was an inappropriate within the locality. Cllr deLauney raised the prospect of arranging a site visit so that a proper assessment could be made. It was agreed that a site visit could be arranged to take place on Monday 3 July 2019, commencing at 6:00pm.

- TWC/2019/0360 Site of 1 Regent Street, Wellington**
Outline application for the erection of 1no chalet bungalow with associated parking (with some matters reserved). The Committee wished to object to this on the grounds that the proposed development would constitute overdevelopment which would adversely affect the amenity of the immediate locality, and that access to the proposed development was poor which would adversely impact within the neighbouring area.
- TWC/2019/0380 4 Ladycroft, Wellington, TF1 3BT**
Installation of 1no. bay window to the front elevation. No objection.
- TWC/2019/0383 57 Haygate Drive, Wellington, TF1 2BZ**
Erection of a single storey rear and side extension. No objection.
- TWC/2019/0388 The William Withering PH, 45 New Street, Wellington, TF1 1LU**
Variation of Condition 1 (Permission shall be for a period of two years) of planning permission TWC/2017/0509 to allow continued use of the external seating area for a further 2 years. No objection.
- TWC/2019/0415 Land rear of 16&17 Market square, Wellington, TF1 1DB**
Conversion of outbuilding into 1no dwelling. Consideration of this particular item was deferred to enable a site visit being undertaken on Monday 3rd June 2019, commencing at 6:00pm.

11/19 Correspondence
None.

12/19 Telford & Wrekin Planning Committee Applications
None.

13/19 Urgent matters (for information only)
Cllr Burns wished to remind the Committee that the Planning Committee had devolved authority to act on behalf of the Town Council when considering and commenting on planning applications and other associated matters on behalf of the Town Council. He commented that full debates had then taken place at subsequent Full Council meetings. The Chairman confirmed that he would take note of this when presenting and reporting on the Planning Committee minutes.
It was further noted that the former Dhaka restaurant on Tan Bank was to re-open as another restaurant called the Walnut, that the former Clifton cinema site was on the market for sale again and that the Wellington Market had recently been placed on the market for sale.

14/19 To agree date and time of next meeting
The next meeting would be held on Wednesday 19th June 2019 at 6.00pm.

Signed
19th June 2019