

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, 10th July 2019** commencing 6.00pm.

Present:

Cllr J Alvey – Chairman
Cllr U Ahmed
Cllr G Luter

Cllr F Burns – Deputy Chairman
Cllr L Jinks
Cllr D Roberts

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

26/19 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting.

27/19 Apologies for Absence

Cllr S deLauney – another meeting
Apology accepted.

28/19 Declarations of Interest

None.

29/19 To confirm the minutes of the meeting – 19th June 2019

It was proposed by Cllr Burns, seconded by Cllr Alvey and RESOLVED that the minutes of the meeting held on Wednesday 19th June 2019 be approved and signed by the Chairman as a true and accurate record.

30/19 Matters arising from those minutes

Minute Number: 21/19: Planning Application – TWC/2019/0414: Land rear of 16&17 Market Square, Wellington, TF1 1DB: Members were informed that the agent for the applicant had contacted the Clerk with a request to arrange a meeting in relation to discuss the application further. Members were reminded that a site visit had been undertaken by the Committee, with those attending reporting to a later meeting. The Clerk informed members of the possible arrangements that could be considered, although he did mention that he had advised the agent that the Committee's comments might remain unaltered. Cllr Roberts indicated that she felt that a meeting on site would be more preferable. Cllr Luter whilst picking on the comments that had been made generally by Cllr Carter, he felt that all planning applications should be considered on a case by case basis. Following a discussion it was agreed to invite the agent and /or the applicant to attend at the next Planning Committee to be held on 31 July 2019, following which a further discussion would be held, after they were then invited to leave the meeting.
Cllr Burns raised a request for further feedback from Telford & Wrekin Council on

determined planning applications on which the Town Council had commented. The Clerk was requested to contact the Telford & Wrekin Planning Service.

The Committee received a report from Cllr Alvey in connection with the Planning seminar workshop which he and Cllr Fairclough had attended. He reported to the Committee that the presentation had lasted in excess of two hours, and that no paper copies of the presentation were made available to the attendees.

31/19 Update Report: Listing Application: Former Cottage Hospital, 79 Haygate Road, Wellington

Members were referred to the above – and the final designation report that had been circulated prior to the meeting. It was confirmed that the former Cottage Hospital had not been recommended for listing by the DCMS, following the recommendations that had been submitted by Historic England. It was confirmed to the Committee that Telford & Wrekin Council had registered the building as of Local Historical Interest, which would offer some protection under paragraph 197 of the National Planning Policy Framework (NPPF) and Policy BE6 of the Telford and Wrekin Local Plan. The Clerk informed the Committee that he had received guidance from the Telford & Wrekin Council Conservation Officer that any future owner would be aware of the local significance of the building and that further discussions in connection with the building would be undertaken in the future. Members expressed concern that whilst the application for national listing had not been approved, although it was acknowledged that the building was on the local list of historic interest by Telford & Wrekin, which of course did offer some protection, it was discussed as to whether this would be enough. Members were concerned that a similar situation might arise as that with the former Haygate Public House, which had been demolished prior to a retrospective planning application had been subsequently submitted, which had been approved. Members asked the Clerk to contact Telford & Wrekin Council to request what action was been taken as they were concerned as to the precedent that this situation had created.

32/19 Pre-Application Planning Enquiry: PE/2019/0382: 55 Wrockwardine Road, Wellington, TF1 3DA

Proposed alterations to existing gates and hedgerow. No objection.

33/19 Pre-Application Planning Enquiry: PE/2019/0366: 1 Simon Close, Wellington, TF1 1QY

Proposed garage conversion to include a shower room. No objection.

34/19 Pre-Application Planning Enquiry: PE/2019/0363: 34 Barnfield Crescent, Wellington, TF1 2EU

Confirmation of permitted development to convert two dwellings into one. During consideration of this item it was established that the wrong proposal from the email had been appended to the agenda. Following a discussion it was agreed that the Committee would have no objection to the proposal subject to the proposal being established as the replacement of a conservatory.

35/19 Pre-Application Planning Enquiry: PE/2019/0391: Land south of 26-52 Avondale Road, Wellington

Proposed residential development of up to 67no dwellings. Following a discussion it was agreed that the Committee would object to the initial enquiry on the grounds that there would be issues surrounding access, that the provision of 100% affordable housing would be an inappropriate development within the locality and that a more relevant mix of housing types would be better suited for this area. The Committee were also concerned about the lack of information submitted with the enquiry, although it was accepted that more detailed information would follow if a formal planning application was submitted in the future.

36/19 To receive details of Planning Applications received since the last meeting:

TWC/2019/0431 24 Acorn Way, Shawbirch, TF5 0LW

Variation of Condition 9 to planning permission W99/0030 to allow short term and long term care for young disabled people. This

particular application had been deferred from the previous meeting in order that that further information was required as to the condition which was proposed to be varied. Members were referred to the documentation that had been received, which confirmed the condition which had been applied to be amended. Following a discussion it was agreed that no objection would be raised.

TWC/2019/0502 Land South/West of Donnerville Drive, Admaston
Erection of 5no detached dwellings and garages with associated access, public open space and landscaping. No objection.

TWC/2019/0474 39 Harvey Crescent, Arleston, TF1 2NZ
Erection of a two storey side extension and single storey rear extension. Following a discussion members were concerned that this particular proposal would result in overdevelopment and be overbearing in design which would affect the amenity of the immediate locality.

37/19 Correspondence
None.

38/19 Telford & Wrekin Planning Committee Applications
None.

39/19 Urgent matters (for information only)
None.

40/19 To agree date and time of next meeting
The next meeting would be held on Wednesday 31st July 2019 at 6.00pm.

Signed
31st July 2019