

# Wellington Town Council

Town Mayor  
Cllr Denis Allen



Town Clerk  
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## PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices on **Wednesday, 14th June 2017** commencing 6.00pm.

### **Present:**

Cllr J Alvey – Chairman  
Cllr G Cook

Cllr J Gorse

**In attendance:** Andrew Roberts, Deputy Town Clerk.

### **12/17 Welcome and Introductory Comments**

The Chairman welcomed all members to the meeting.

### **13/17 Apologies for Absence**

Cllr F Burns – other commitment  
Cllr D Roberts – holiday  
Cllr S deLauney – illness  
Apologies accepted.

### **14/17 Declarations of Interest**

None.

### **15/17 To confirm the minutes of the meeting – 24th May 2017**

It was proposed by Cllr Gorse, seconded by Cllr Alvey and **RESOLVED** that the minutes of the meeting held on Wednesday 24th May 2017 be approved and signed by the Chairman as a true and accurate record.

### **16/17 Matters arising from those minutes**

Minute Number 11/17: To agree date and time of next meeting. Cllr Gorse reminded the meeting that at the previous meeting it had been agreed that there would be a fuller discussion on the commencement time of future meetings. There was an initial discussion during which it was agreed to continue with 6:00pm for the next meeting, however Cllr Gorse suggested that the fuller discussion should be held at the next meeting when more members would be in attendance.

### **17/17 To receive detail of Planning Applications received since the last meeting:**

**TWC/2016/1190**

#### **Land between Arleston Lane and Dawley Road, Arleston**

Erection of an Extra Care Facility containing 50no. self-contained flats and associated communal/public facilities including a shop, restaurant/café, hair and beauty salon, gym and hobbies room and the erection of 92no. residential dwellings with associated access landscaping, drainage and all ancillary and enabling works. Amended Plans and Supporting Documentation received. The Committee wished to comment that whilst the Town Council wished to maintain their previous objections, it was welcomed that the proposal would see the reversion to the Extra Care Facility instead of the Well-being facility. However the Committee felt that the proposed Extra Care Facility was of an overpowering and over dominant in the

locality. It was also considered that the current access road to the Serchem factory and that heavy goods vehicles would need to cross over the estate road within the development would compromise the safety of residents. It was also considered that the proposed staff car parking provision was inadequate when the size of the Extra Care facility was considered which if as provided would prove to be of insufficient number which would then adversely affect the local residents.

- TWC/2017/0304    The Woolpack, Acorn Way, Shawbirch, TF5 0LW**  
The display of 1no. internally illuminated totem sign, 1no. non-illuminated post sign, 1no. non-illuminated fascia sign and the refurbishment of 3no. existing site signs. Amended Plans Received. The Committee wished to object to the proposed signage. The Committee felt that due to the design of some of the signs it might be considered to be an over proliferation of signs on the site, and that some of the proposed designs would be detrimental to the local amenity.
- TWC/2017/0401    Land adjacent 8 Wrockwardine Road, Wellington**  
Erection of 2no. dwellings and the erection of 2no. detached garages. No objection.
- TWC/2017/0409    Watling Fish Bar and Roti Junction, 135 Watling Street, Wellington, TF1 2HN**  
Installation of 2no. flues. (Retrospective). The Committee wished to object to the proposal as they considered that the proposed design was considered to be over-powering and too dominant within the locality and was considered to be detrimental to the immediate locality. The Committee further commented that they were unsure of the appropriate flue specifications that would be required given the nature of the cooking provision required at the property and requested that they should be provided with the relevant guidelines.
- TWC/2017/0433    38 Christine Avenue, Wellington, TF1 2DX**  
Erection of a 2m high fence. (Retrospective). No objection.
- TWC/2017/0430    GTS House, The Lawns, Wellington, TF1 3AF**  
Application under Section 191 for a Certificate of Lawfulness for the conversion of the first floor of commercial building (Use Class B1) into Dwelling (Use Class C3). The Committee commented that they felt that there was insufficient information available within the released planning application documentation that would enable them to form a full view. The Committee requested that further information should be obtained in relation to car parking and access arrangements.
- TWC/2017/0441    Seaton Sports, 15 Market Square, Wellington, TF1 1BU**  
Listed Building application for the installation of internal roller shutters. No objection.
- TWC/2017/0451    Site of 211 Holyhead Road, Wellington**  
Outline application for the erection of 1no. dwelling with detached garage and associated access. No objection.

**TWC/2017/0454 Site of The Vineyard, North Road, Wellington**  
Change of Use from Nursery (Use Class D1) to form 7no. dwellings (Use Class C3) and the erection of 7no. bungalows with associated car parking and landscaping. No objection.

**TWC/2017/ 0475 3 Market Square, Wellington, TF1 1BP**  
Installation of 1no. non-illuminated projecting hanging sign, repainting of existing front fascia signage and installation of non-illuminated lettering. No objection.

**TWC/2017/0476 3 Market Square, Wellington, TF1 1BP**  
Installation of 1no. non-illuminated projecting hanging sign, repainting of existing front fascia signage and installation of non-illuminated lettering and the painting of shop front surround. (Listed Building Application). No objection.

#### **GRANTED**

**TWC/2017/0267 Sefton House, 2 Sefton Gardens, Wellington, TF1 3GS**  
Removal of 3m overhang from 1no. Beech Tree. Noted.

**TWC/2017/0274 51 Moorhouse Close, Wellington, TF1 2BF**  
Conversion of existing garage into living space. Noted.

**TWC/2017/0273 Park House, 41 Park Street, Wellington. TF1 3AE**  
Removal of Condition 1 of TWC/2015/0905 to remove a sign. Noted.

**TWC/2017/0322 Site of Marycroft, Haygate Road, Wellington**  
Outline application for 1no. dwelling with all matters reserved. Noted.

**TWC/2017/0310 16 Sweet Chariot Way, Wellington, TF1 3JE**  
Felling of 1no. Lime Tree (T1) and reduction of canopy by 2m to 1no. Lime Tree (T3). Noted.

**TWC/2017/0363 15 Sweet Chariot Way, Wellington, TF1 3JE**  
Reduction of overall canopy by 2m to 1no. Oak Tree and reduction of overall canopy by 2.5m to 1no. Lime Tree. Noted.

**TWC/2017/0369 Morrisons, Spring Hill, Wellington, TF1 1RP**  
Installation of 2no. internally illuminated fascia signs, 2no. internally illuminated Motif box signs, 1no. internally illuminated totem sign, 7no. part internally illuminated canopy signs, 1no. internally illuminated car wash entrance/exit signs and 1no. Laser cut letters wall sign. Noted.

#### **REFUSED**

**TWC/2015/0555 7A Mill Bank, Wellington, TF1 1RX**  
Erection of a single storey rear extension. Noted.

**18/17 Correspondence**  
None.

**19/17 Telford & Wrekin Planning Committee Applications**  
None.

**20/17 Urgent matters (for information only)**

None.

**21/17 To agree date and time of next meeting**

The next meeting would be held on Wednesday 5th July 2017 at 6.00pm.

Signed .....

5th July 2017