

Wellington Town Council

Town Mayor
Cllr Phil Morris-Jones MBE



Town Clerk
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PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices on **Wednesday, 27th January 2016** commencing 5.00pm.

Present:

Cllr R Perkins – Chairman
Cllr F Burns

Cllr J Alvey – Deputy Chairman
Cllr D Roberts

In attendance: Andrew Roberts, Deputy Town Clerk.

177/15 Welcome and introductory remarks

The Chairman welcomed everybody to the meeting.

178/15 Apologies for Absence

Cllr J Gorse – family commitment
Cllr L Tillotson – work commitment
Apologies accepted.

179/15 Declarations of Interest

None.

180/15 To confirm the minutes of the meeting – 13th January 2016

Proposed by Cllr Burns, seconded by Cllr Perkins and **RESOLVED UNANIMOUSLY** that the minutes of the meeting held on Wednesday 13th January 2016 be approved and signed by the Chairman as a true and accurate record.

181/15 Matters arising from those minutes

None.

182/15 To receive detail of Planning Applications received since the last meeting:

TWC/2015/0836

Land between Arleston Lane & Dawley Road, Arleston

Reserved Reserved matters application for layout, scale, appearance and landscaping for the erection of an Extra Care Facility containing 50no. self-contained flats and associated communal/public facilities including a shop, restaurant, café, hair & beauty salon and hobbies/meeting room and the erection of 95no residential dwellings (Amended Description, Amended Plans and Further information received). It was agreed that the Council should object to the application on the following grounds: that the site had been designated as Green Network in the Draft Local Plan leading up to 2031 and that the proposed development was accordingly in contravention of proposed Policy NE 3, that the proposed development would be detrimental to the existing wildlife and flora contained within the proposed development site; that the development would result in a loss of valuable open space which was deemed to be of significant community value; the questionable sustainability of the Extra Care Facility and that in the absence of any service provider that the proposed development should not proceed and that the grounds of the decision of the Planning

Inspector of March 2015 remained in existence for this proposal which confirm that the proposed development should be refused for the same reasons. The Committee also wished to make comment expressing concerns over the increased traffic density and safety issues that would be experienced over and along Dawley Road should the development proceed. Concerns were further expressed over the identified drainage issues in the locality which would further increase if the proposed development proceeded.

Consideration of the following applications was deferred until the next meeting due to technical problems which prevented the plans from being displayed.

- TWC/2016/0005** **17 Vineyard Road, Wellington, TF1 1HB**
Creation of a new access.
- TWC/2016/0038** **Grinshall Flats, Severn Drive, Dothill, TF1 3JS**
Erection of a 1.8m high timber hit and miss fencing and 1.2m high steel bow top fencing and pedestrian gates around the perimeter of the flats.
- GRANTED**
- TWC/2015/0235** **The Mount, Haygate Road, Wellington, TF1 1QX**
Amendment to TWC/2013/0266 to change the orientation of plot 19 by 90 degrees (Listed Building) (Part Retrospective). Noted.
- TWC/2015/0905** **Park House, 41 Park Street, Wellington, TF1 3AE**
Change of Use from accountants offices(B1) to a 9 bedroom House of Multiple Occupancy (Class C4) (Retrospective). Noted.
- TWC/2015/0927** **99 Regent Street, Wellington, TF1 1PF**
Erection of a single storey rear extension. Noted.
- TWC/2015/1078** **Furrows of Telford, Haybridge Road, Wellington, TF1 2FF**
Installation of 2no non illuminated fascia signs and 3no illuminated totem signs. Noted.

REFUSED

- TWC/2015/1051** **29 & 31 Roseway, Wellington, TF1 1HU**
Removal of earth to create 2no vehicular accesses and parking spaces, installation of a retaining wall to front, installation of steps and erection of replacement railings. (Part Retrospective). Noted. The Clerk outlined the planning reasons that the local planning authority had stated for the refusal of this particular application. The reasons for refusal had taken the Committee's views into account in reaching its decision.

183/15 Correspondence

None.

184/15 Telford & Wrekin Planning Committee applications (if any)

None.

185/15 Urgent matters (for information only)

None.

186/15 To agree date and time of next meeting

It was agreed that the next meeting would be held on Wednesday 10th February 2016 at 5.00pm.

Signed
10th February 2016