

Wellington Town Council

Town Mayor
Cllr Phil Morris-Jones MBE



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, 5th October 2016** commencing 6.00pm.

Present:

Cllr L Tillotson – Chairman	Cllr J Alvey – Deputy Chairman
Cllr F Burns	Cllr S deLauney
Cllr J Gorse	Cllr D Roberts

In attendance: Andrew Roberts, Deputy Town Clerk and Cllr A McClements for planning application TWC/2016/0840: Land between Arleston Lane & Dawley Road, Arleston.

72/16 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting.

73/16 Apologies for Absence

Cllr R Perkins – another meeting
Apology accepted.

74/16 Declarations of Interest

None.

75/16 To confirm the minutes of the meeting – 14th September 2016

Proposed by Cllr Alvey, seconded by Cllr Burns and **RESOLVED UNANIMOUSLY** that the minutes of the meeting held on Wednesday 14th September 2016 be approved and signed by the Chairman as a true and accurate record.

76/16 Matters arising from those minutes

Minute 70/16: Urgent Matters (for information): King Street (being the former Petrol Filling Station, adjacent to Park Street). The Clerk informed members that following the request raised by Cllr Gorse he had contacted Planning Enforcement at Telford & Wrekin Council. He confirmed that a response had been received which he had circulated to members.

77/16 To receive detail of Planning Applications received since the last meeting:

TWC/2016/0892 Wellington Methodist Church, New Street, Wellington
Display of 1no. non-illuminated fascia sign and 2no. non-illuminated free standing signs. No objection.

TWC/2016/0890 Furrows of Telford, Haybridge Road, Wellington, TF1 2FF
Display of 1no. internally static illuminated 6m pole sign, 1no. internally static illuminated 6m pylon sign, 1no. internally static illuminated fascia sign, 1no. non-illuminated wall mounted parking sign, 1no. freestanding non-illuminated dealer name and service sign, 1no. non-illuminated wall mounted tertiary sign, 1no. non-illuminated wall mounted ACM panel and re-location of 1no. non-illuminated wall mounted dealer name sign. No objection.

- TWC/2016/0875 Land rear of 18-22 John Broad Avenue, Arleston**
Erection of a two storey building containing 2no. 2 bed flats. No objection.
- TWC/2016/0856 37 Park Street, Wellington, TF1 3AE**
Change of Use of first and second floors into 4no. bed sits. No objection.
- TWC/2016/0860 Former Orleton Park/County Infants Schools, Orleton Lane, Wellington**
Erection of 171no. dwellings with associated parking, highways works, the erection of a changing room facility, foul water pumping station and storm water balancing pond. No objection in principle to the proposed development although members raised concerns that as the development would only be accessed by a single access point they raised questions as to whether the single access would allow for the required traffic movements to and from the site.
- TWC/2016/0857 Land east of 61-67 Vesey Court, Wellington**
Siting of a caravan for security purposes. No objection.
- TWC/2016/0846 84 Barnfield Crescent, Wellington, TF1 2EX**
Erection of a single storey side extension and rear extension. Members wished to object to the proposed development on the grounds that the proposed scale of the development would constitute over-development that would result in an adverse impact on the amenity of the locality.
- TWC/2016/0840 Land between Arleston Lane & Dawley Road, Arleston**
Erection of 132no. dwellings, provision of two new access roads with associated drainage, open space, landscaping and all ancillary and enabling works. Cllr A McClements was in attendance for the meeting being one of the Town Councillors for the Arleston ward and was invited to address the Committee. She stated that she had been approached by local residents to ask that she addressed the Town Council Planning Committee. She requested the Committee should object to the planning application. Members were referred to the outline planning that had been originally granted on the basis that there had been an exception granted for the provision of an Extra Care Facility, she noted that the present application did not include this facility. Local residents were of the view that in some measure the planned Extra Care Facility would offer additional community facilities that would not otherwise be provided. In the absence of the Extra Care Facility both she and the local residents objected to the current scheme. Cllr McClements further raised concerns about access to and from the development site, an increase in the number of traffic movements both along Dawley Road and Arleston Lane; that the plans were inaccurate as they had included land not in their ownership; that there was a lack of additional community facilities that had been included on the original outline approval; and that the site had not been designated as housing land in the draft Local Plan. Following a further discussion it was RESOLVED that the Committee wished to object to the application on the following grounds that the outline planning that had been originally approved on the basis that there had been an exception granted for the provision of an Extra Care Facility, it was noted that the present

application did not include this facility; .difficult access to and from the development site; an increase in the number of traffic movements both along Dawley Road and Arleston Lane; that the plans were inaccurate as they had included land not in their ownership; that there was a lack of additional community facilities that had been included on the original outline approval; and that the site had not been designated as housing land in the draft Local Plan.

GRANTED

- TWC/2016/0733 92 Harley Close, Dothill, TF1 3LF**
Erection of a second storey side extension and single storey rear extension. Noted.
- TWC/2016/0681 2 Orchard Way, Wellington, TF1 3PS**
Erection of an oak framed gazebo in rear garden. (Retrospective). Noted.
- TWC/2016/0692 35 Kingsland, Arleston, TF1 2LE**
Installation of a dropped kerb. Noted.
- TWC/2016/0621 Highway Verge, Limekiln Lane (adjacent 40 Elmwood Road, Arleston), Wellington**
Reduce overhanging branches by 1.5m to 1no. Oak Tree. Noted.
- TWC/2016/0649 The Mount, Haygate Road, Wellington**
Minor material amendment to TWC/2013/0265 for rendering of brickwork to portico above main door, amended window arrangement to western and eastern projections, removal of over door window lights (north western elevation); replacement of single window with 2no. windows, removal of window at south east corner, retention of 2no. first floor windows, reversion of rendered section to brickwork, retention of part of the building to extend unit 4 and erection of a parapet wall (north east elevation); removal of 2no. 1st floor windows, creation of 4no. blind recessed windows, reduced height 2no. ground floor windows, removal of over door window light and brick course band (south east elevation); removal of 2no. windows from flat roof element unit 2, amended window form unit 1 single storey rear element, removal of over door light from hallway, existing bay retained, with amended window and door arrangement (south west elevation); the installation of sunpipe units 4 and 5; stretch of new wall at the rear of the building adjacent to the gym to provide private amenity for unit 2, erection of a new fence attached to units 1 and 2, and unit 3 of the Listed Building to provide a private amenity area for units 1 and 3 (Listed Building). Erection of conservatories to the rear of plots 12, 14 and 15; relocation of the garage to plot 15; relocation of the entrance door to plot 18; revised parking arrangement plots 18 and 19; substitution of the house type for plot 17; internal alterations to plots 11, 12 and 14; installation of a sunpipe to plots 11, 12 and 17 (Bungalows) (Listed Building Application) (Part Retrospective). Noted.
- TWC/2016/0721 The Mount, Haygate Road, Wellington**
Minor material amendment to TWC/2013/0265 for rendering of brickwork to portico above main door, amended window arrangement to western and eastern projections, removal of over

door window lights (north western elevation); replacement of single window with 2no. windows, removal of window at south east corner, retention of 2no. first floor windows, reversion of rendered section to brickwork, retention of part of the building to extend unit 4 and erection of a parapet wall (north east elevation); removal of 2no. 1st floor windows, creation of 4no. blind recessed windows, reduced height 2no. ground floor windows, removal of over door window light and brick course band (south east elevation); removal of 2no. windows from flat roof element unit 2, amended window form unit 1 single storey rear element, removal of over door light from hallway, existing bay retained, with amended window and door arrangement (south west elevation); the installation of sunpipe units 4 and 5; stretch of new wall at the rear of the building adjacent to the gym to provide private amenity for unit 2, erection of a new fence attached to units 1 and 2, and unit 3 of the Listed Building to provide a private amenity area for units 1 and 3 (Listed Building). Erection of conservatories to the rear of plots 12, 14 and 15; relocation of the garage to plot 15; relocation of the entrance door to plot 18; revised parking arrangement plots 18 and 19; substitution of the house type for plot 17; internal alterations to plots 11, 12 and 14; installation of a sunpipe to plots 11, 12 and 17 (Bungalows) (Full Planning Application) (Part Retrospective). Noted.

78/16 Correspondence
None.

79/16 Telford & Wrekin Planning Committee Applications
None.

80/16 Urgent matters (for information only)
None.

81/16 To agree date and time of next meeting
The next meeting would be held on Wednesday 26th October 2016 at 6.00pm.

Signed
26th October 2016