

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, 16th November 2016** commencing 6.00pm.

Present:

Cllr J Alvey – Deputy Chairman in
the Chair
Cllr F Burns
Cllr R Perkins
Cllr J Gorse
Cllr D Roberts

In attendance: Andrew Roberts, Deputy Town Clerk and Fay Easton

92/16 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting.

93/16 Apologies for Absence

Cllr S deLauney – on holiday
Apology accepted.

94/16 Declarations of Interest

Cllr J Gorse declared a non-pecuniary interest in Planning Application TWC/2016/0989: 6 Emral Rise Dothill, TF1 3LG.

95/16 To confirm the minutes of the meeting – 26th October 2016

Proposed by Cllr Roberts, seconded by Cllr Burns and RESOLVED UNANIMOUSLY that the minutes of the meeting held on Wednesday 26th October 2016 be approved and signed by the Chairman as a true and accurate record.

96/16 Matters arising from those minutes

None.

97/16 Street Trading Consents: Wellington Town Centre

The Chairman noted that Fay Easton: Team Wellington was in attendance and he also referred Members to the paper that she had prepared that had been tabled. He invited Fay Easton to address the Committee. She stated that she been in contact with the Telford & Wrekin Council Licensing Service in relation to the two Street Traders that traded within the Town Centre for quite a period of time and that these two Trading Consents had been automatically renewed despite a number of detailed objections having been raised by her with the Licensing Service at Telford & Wrekin Council. She updated members on the comments that she had raised including that in her view Street Trading degenerated the Town centre environment, which negated efforts being made towards regenerating the Town; the undermining of established traders within the Town and that duplication of goods and services offered further undermined the Town and established traders. She further commented that the Market Company had also objected to the presence of Street Traders for the last 15 years, and she made further reference to the existing Market Charter, the benefit of which was granted to the Market Company. Members were informed that both operators had been offered legitimate trading space within the Indoor Market.

The Committee received an update of the situation in relation to these Street Traders and that a question had been raised with Telford & Wrekin as to whether comments were going to be sought prior to these Consents being renewed, and that the impression gained was that the renewal applications would be received allowing the Town Council to make further comments. However, it was subsequently confirmed to the Town Council that only new Street Trading Consent applications were consulted on, and that there was no consultation process for renewal applications. Members also enquired as to whether the Town Council could undertake the responsibility for the granting and enforcement of these licences. By way of response the Clerk stated that the question could be raised, however it was pointed out that the Town Council could be statute barred from being the responsible licensing authority as this might be limited to principal authorities.

Following a discussion it was agreed that the Borough Council should be approached with a request that they should amend their policy to ensure that consultation should be undertaken in the future on any renewal applications for Street Trading Consents.

98/16 To receive detail of Planning Applications received since the last meeting:

- TWC/2016/0989 6 Emral Rise, Dothill, TF1 3LG**
Conversion of garage into living accommodation. No objection.
- TWC/2016/0994 Apley Arms, Shawbirch Road, Shawbirch, TF1 3QA**
Display of 2no. internally illuminated totem signs, 2no. non illuminated post signs, 2no. internally illuminated fascia signs, 1no. externally illuminated fascia sign and 1no. non illuminated fascia sign. No objection.
- TWC/2016/0999 241 Holyhead Road, Wellington, TF1 2EA**
Erection of a detached double garage with games room above and attached single storey garden room. No objection.
- TWC/2016/1001 1 Clare Court, Harley Close, Dothill. TF1 3LF**
Erection of a single storey side extension and single storey side and rear extension. No objection.
- TWC/2016/1002 7 Picasso Close, Shawbirch, TF5 0PN**
Change of Use of open space to private garden land and the erection of a 1.8m high fence and access gate. The Committee wished to comment that they would question the nature and appropriateness of the proposal given the open nature of the surrounding development.
- TWC/2016/1003 Furrows of Telford Ltd., Haybridge Road, Wellington, TF1 2FF**
Display of 2no. internally illuminated totem signs, 2no. non illuminated post signs, 2no. internally illuminated fascia signs, 1no. externally illuminated fascia sign and 1no. non illuminated fascia sign. No objection.
- TWC/2016/1017 37 Woollam Road, Arleston, TF1 2LP**
Erection of a single storey rear extension. The Committee commented that whilst they had no objection in principle to the proposal they did question as to whether the scale of the proposed development was the appropriate scale and size for the immediate locality.

- TWC/2016/1018** **55 North Road, Wellington, TF1 3ED**
Extension to existing dropped kerb and existing driveway. No objection.
- TWC/2016/1020** **28 Hayes Road, Arleston, TF1 2JJ**
Installation of a dropped kerb. No objection.
- TWC/2016/1029** **Land adjacent Mill Cottage, Mill Lane, Wellington**
Erection of 4no. dwellings and garages. The Committee wished to object to the proposed development on the grounds that it would lead to overdevelopment of the site, would result in the reduction of the amenity value of the locality, together with the associated additional traffic being unable to be dealt within the current access arrangement and having an adverse effect on highway safety over and along Mill Lane.
- TWC/2016/1033** **21 Waterloo Road, Wellington, TF1 3BG**
Pollard to 2m above previous pollard knuckle on 1no Horse Chestnut. No objection in principle subject to any proposed works being undertaken following consultation of the Borough Council's Tree Officer.

GRANTED

- TWC/2016/0824** **1 Blackthorn, Grove, Shawbirch, TF5 0LL**
Conversion of existing double garage into habitable accommodation with ensuite shower room, erection of new double garage, 1.8 metre high fence with gate and extension of tarmac hardstandings. Noted.
- TWC/2016/0890** **Furrows of Telford, Haybridge Road, Wellington, TF1 2FF**
Display of 1no. static illuminated 6m pole sign, 1no. internally static illuminated 6m pylon sign, 1no. internally static illuminated entrance 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 relocation of 1no. non-illuminated wall mounted dealer name sign. Noted.
- TWC/2016/0906** **35 Harvey Crescent, Arleston, TF1 2NZ**
Installation of dropped kerb. Noted.
- TWC/2016/0904** **63 Herbert Avenue, Wellington, TF1 2BS**
Erection of single storey rear extension and decking. Noted.

REFUSED

- TWC/2016/0556** **Land at 26 St Lawrence Close, Dothill**
Change of Use from open land to garden land and for the siting of sheds. Noted.

98/16 Correspondence
None.

99/16 Telford & Wrekin Planning Committee Applications
None.

100/16 Urgent matters (for information only)

None.

101/16 To agree date and time of next meeting

The next meeting would be held on Wednesday 7th December 2016 at 6.00pm.

Signed
7th December 2016