

# 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, 16th August 2017** commencing 6.00pm.

### **Present:**

Cllr J Alvey – Chairman  
Cllr G Cook  
Cllr J Gorse  
Cllr D Roberts  
Cllr S deLauney  
Cllr P Morris-Jones

**In attendance:** Andrew Roberts, Deputy Town Clerk and 1 member of the public.

### **42/17 Welcome and Introductory Comments**

The Chairman welcomed all members to the meeting.

### **43/17 Apologies for Absence**

Cllr F Burns – on holiday  
Apology accepted.

### **44/17 Declarations of Interest**

None.

### **45/17 To confirm the minutes of the meeting – 26th July 2017**

It was proposed by Cllr Roberts, seconded by Cllr Gorse and **RESOLVED** that the minutes of the meeting held on Wednesday 26th July 2017 be approved and signed by the Chairman as a true and accurate record.

### **46/17 Matters arising from those minutes**

None

### **47/17 Examination of the Telford & Wrekin Local Plan 2011-2031: Consultation on Proposed Main Modifications**

The Clerk advised members that the documentation that had been received from Telford & Wrekin had been circulated to all members in advance of a further submission of the documents to the members of the Planning Committee. Members were concerned that the Planning Inspectorate had increased the maximum number of residential housing units from 15,000 to 17,000 for the life of the Local Plan up to 2031. Members requested clarification as to whether the total number included developments such as the land North of Haygate Road, where the proposed development had not been included within the Draft Local Plan. The Clerk indicated that he would seek the further clarification that had been requested. Following a further discussion, members agreed to defer consideration of this agenda item until the next meeting of the Planning Committee to enable discussions to be held within the party groups in order for a collective view being established.

### **48/17 Provisional Planning Enquiry**

**PE/2017/0778**

**300 Holyhead Road, Wellington, TF1 2EF**

Erection of 5no. dwellings.

Members were referred to this provisional enquiry that had been

raised with Telford & Wrekin Council Planning Service. The Clerk reminded members that this enquiry was in advance of an actual planning application being submitted and that any view expressed by the Planning Committee was not final. Following discussion the Committee agreed in principle with the initial proposal. However, the Committee wished to receive further clarification on any proposals to the existing main building given its local historical interest. It was also considered that the existing trees located within the application site should be considered and that consideration should be given to any existing trees that maybe the subject of any Tree Preservation Order or that consideration be given to protecting further trees if deemed appropriate.

**49/17 To receive detail of Planning Applications received since the last meeting:**

- TWC/2017/0616 Shawbirch Service Station, Shawbirch Road, Shawbirch, TF1 3QA**  
Refurbishment of existing petrol filling station including demolition of existing shop and car wash building, forecourt/canopy extension to provide a six pump layout, new underground tanks and fuel infrastructure together with a single storey sales building with atm, retaining wall, car washing building, customer parking and external seating and play area. No objection.
- TWC/2017/0617 Site of 47 Parklands, Wellington**  
Erection of 1no. dwelling with associated access and landscaping. The Committee concluded that they had no objection in principle to the proposal, however they commented on as to whether the proposed access was suitable for the new development when considered with the other houses that used the same access within the immediate locality.
- TWC/2017/0619 Dhaka, 35-37 Tan Bank, Wellington, TF1 1HJ**  
Installation of 1no. internally illuminated aluminium fascia sign and 1no. non-illuminated wall mounted flat vinyl wall sign.  
(Retrospective). No objection.
- TWC/2017/0626 10 Harvey Crescent, Arleston, TF1 2NZ**  
Erection of a two storey side and rear extension. The Committee wished to object to this particular planning application on the grounds that they considered that the proposal represented over development and was contrary to the amenity of the immediate locality.
- GRANTED**
- TWC/2017/0386 4 Park Gardens, Wellington, TF1 3GR**  
Felling of 1 no. Pine Tree. Noted.
- TWC/2017/0495 Aldi Foodstore Ltd, Grooms Alley, Wellington, TF1 1**  
Variation of conditions 9 and 11 of planning permission TWC/2016/0694 relating to additional plant and a revised acoustic plant enclosure. Noted.
- TWC/2017/0509 45 New Street, Wellington, TF1 1LU**  
Change of Use of public highway to create an external seating area. Noted.

**REFUSED**

**TWC/2017/0433**    **38 Christine Avenue, Wellington, TF1 2DX**  
Erection of a 2m high fence. (Retrospective). Noted.

**50/17 Correspondence**  
None.

**51/17 Telford & Wrekin Planning Committee Applications**  
None.

**52/17 Urgent matters (for information only)**  
None.

**53/17 To agree date and time of next meeting**  
The next meeting would be held on Wednesday 6th September 2017 at 6.00pm.

Signed .....  
6th September 2017