

# 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, 21st February 2018** commencing 6.00pm.

### **Present:**

Cllr J Alvey – Chairman	Cllr F Burns
Cllr S deLauney	Cllr J Gorse
Cllr G Luter	Cllr P Morris-Jones
Cllr D Roberts	

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

### **140/17 Welcome and Introductory Comments**

The Chairman welcomed all members to the meeting.

### **141/17 Apologies for Absence**

None.

### **142/17 Declarations of Interest**

None.

### **143/17 To confirm the minutes of the meeting – 31st January 2018**

It was proposed by Cllr Morris-Jones, seconded by Cllr Luter and RESOLVED that the minutes of the meeting held on Wednesday 31st January 2018 be approved and signed by the Chairman as a true and accurate record.

### **144/17 Matters arising from those minutes**

None.

### **145/17 Pre Planning Application Enquiry: PE/2018/0077 – Willow House, 137 Holyhead Road, Wellington**

Members were referred to the submitted pre Planning Application in relation to Willow House, 137 Holyhead Road, Wellington for a proposed change of use from a Bed and Breakfast Guest House to a residential dwelling. Members had no objections in principle to the proposal subject to the receipt and consideration of a formal planning application.

### **146/17 To receive detail of Planning Applications received since the last meeting:**

<b>TWC/2018/0057</b>	<b>Masonic Building, Constitution Hill, Wellington, TF1 3AY</b> Erection of a single storey side extension, disabled access ramp leading to new entrance and associated car parking. No objection.
<b>TWC/2018/0075</b>	<b>Bel Air, 12A Dee Close, Dothill, TF1 3JH</b> Raising of garden levels and erection of a retaining wall. Retrospective). No objection.
<b>TWC/2018/0082</b>	<b>Barclays Bank PLC, 23 Church Street, Wellington, TF1 1DQ</b> Installation of 1no. new condenser unit at the rear. No objection.

- TWC/2018/0081 9 Market Square, Wellington, TF1 1BP**  
Change of Use from vacant retail unit (Use Class A1) to drop in advice centre (Use Class D1). No objection. Although following a discussion Cllr Morris-Jones requested that his vote against the proposal should be recorded. He was concerned that another potential retail unit was being lost with a further advice centre being proposed within the Town.
- TWC/2018/0089 Site of former Home & Leisure Store and Clifton Cinema, Bridge Road, Wellington**  
Erection of 3no. commercial units (flexible A1, A2 and A3 uses) and 52no. residential units, alteration of existing vehicular and pedestrian access and associated parking and landscaping following demolition of the existing retail building and part demolition of the former Clifton cinema building. Members fully welcomed the proposal which would increase the residential accommodation within the Town and provide further retail opportunities. It would further provide a sustainable future use being secured for the site. Members had a discussion on the potential Section 106 monies that would be generated as a result of the proposed development and that there was an opportunity to consider how these monies could be utilised in the growing wish to re-generate the Town, given that the Aldi store had been refurbished, the current Morrison's store together with this proposed development and how these could be linked within the Town.
- Members generally requested further detailed information in connection with Section 106 monies and how these monies could be of benefit to the local community. There was a further discussion in the maximum periods for development, referring to some development that had been years in being finished. The Clerk confirmed that he would undertake further enquiries.
- TWC/2018/0098 87 Hampton Hill, Wellington, TF1 2ER**  
Crown reduction by 15% on 1no. Sweet Chestnut tree (T1), reduction of limb by 2m and crown lift to 5.5m on 1no. Scots Pine tree (T2) and reduction of height by 2.5m on 1no. Holly tree (T3). No objection.
- TWC/2018/0102 22 Church Street, Wellington, TF1 1DG**  
Installation of 1no. non-illuminated projecting wall hanging sign and 2no. non-illuminated wall mounted signs. (Advertisements). No objection.
- TWC/2018/0101 22 Church Street, Wellington, TF1 1DG**  
Installation of 1no. non-illuminated projecting wall hanging sign and 2no. non-illuminated wall mounted signs. (Listed Building Application). No objection.
- TWC/2017/0914 241 Holyhead Road, Wellington, TF1 2EA**  
Erection of a two storey side and rear extension and erection of an attached double garage. No objection.
- TWC/2018/0132 51 Severn Drive, Dothill, TF1 3JF**  
Erection of a two storey side extension. No objection.

**GRANTED**

- TWC/2017/1045 30-38 (First Floor), New Street, Wellington, TF1 1NE**  
Change of Use from Use Class D2 (Gymnasium/Fitness Studio).  
Noted.
- TWC/2017/0976 Former Charlton Arms Hotel, 18 Church Street, Wellington**  
Material Amendment to TWC/2010/0487 to substitute Block 4  
apartments and to replace with 5no. houses with associated parking  
and landscaping. Noted.
- TWC/2017/0977 Former Charlton Arms Hotel, 18 Church Street, Wellington**  
Partial demolition and alterations to existing listed building &  
construction of 25no. dwellings (9 houses and 16 apartments) with  
associated parking and gardens. (Listed Building application). Noted.
- TWC/2017/1039 7 Bagley Drive, Wellington, TF1 3NP**  
Erection of a single storey rear extension. Noted.
- TWC/2017/0654 Church Stret Day Nursery, 49 Church Street, Wellington, TF1  
1DA**  
Proposed demolition of existing prefabricated concrete garage,  
erection of Holiday Club and alterations to front porch of main  
building. Noted.

**REFUSED**

- TWC/2017/1012 4 Golf Links Lane, Wellington, TF1 2DS**  
Erection of a single storey front and side extension and the  
installation of 1no. dormer window to rear. Noted. Members were  
informed of the reasons that the Planning Authority had refused  
planning permission for this particular application.

**147/17 Correspondence**

None.

**148/17 Telford & Wrekin Planning Committee Applications**

Members were informed that the Telford & Wrekin Planning Committee would meet on  
Wednesday 28 February 2018 and would be considering planning application  
TWC/2017/0643 – Land to the North of Haygate Road, Wellington, and that Cllr Alvey had  
registered to speak at this meeting. Members were further informed that Cllr M Hosken had  
also registered to speak at this meeting. Cllr Alvey raised the variation in the planning  
application in connection with the Woodlands Avenue area.

**149/17 Urgent matters (for information only)**

None.

**150/17 To agree date and time of next meeting**

The next meeting would be held on Wednesday 14th March 2018 at 6.00pm.

Signed .....

14th March 2018