

# Wellington Town Council

Town Mayor  
Cllr Cindy Mason-Morris



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](mailto:wellingtontowncouncil@telford.gov.uk)  
[www.wellington-shropshire.gov.uk](http://www.wellington-shropshire.gov.uk)

## PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices on **Wednesday, 29th August 2018** commencing 6.00pm.

### **Present:**

Cllr J Alvey – Chairman	Cllr F Burns
Cllr S deLauney	Cllr L Jinks
Cllr G Luter	Cllr P Morris-Jones

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

### **56/18 Welcome and Introductory Comments**

The Chair welcomed all members to the meeting.

### **57/18 Apologies for Absence**

Cllr D Roberts – another commitment  
Apology accepted.

### **58/18 Declarations of Interest**

None.

### **59/18 To confirm the minutes of the meeting – 8th August 2018**

It was proposed by Cllr Morris-Jones, seconded by Cllr Burns and RESOLVED that the minutes of the meeting held on Wednesday 8th August 2018 be approved and signed by the Chairman as a true and accurate record.

### **60/18 Matters arising from those minutes**

Minute 50/18: Street Trading Consent: The Deputy Clerk was asked as to whether there was any update from Telford & Wrekin Council following the submission of the Committee's comments – it was reported that there had been no further update to report – however he indicated that he would make further contact and report back in due course.

### **61/18 To receive details of Planning Applications received since the last meeting:**

- |                      |   |
|----------------------|---|
| <b>TWC/2018/0630</b> | <b>30 Park Street, Wellington, TF1 3AE</b><br>Creation of rear gated access. No objection.  |
| <b>TWC/2018/0639</b> | <b>35 Admaston Road, Wellington, TF1 3NE</b><br>Replacement of flat roof with a pitched roof. No objection.   |
| <b>TWC/2018/0658</b> | <b>Site of Blessed Robert Johnson Catholic College, off St Pauls Drive, Dothill</b><br>Erection of 54no. dwellings and associated landscaping.<br>Cllr Jinks advised the Committee that she had been approached by a number of local residents who had expressed their concerns at the proposed development. She raised a number of concerns in relation to the proposal and requested that the Committee should object to the proposal. The issues raised included the following:<br>Access/Egress to and from the development – the proposed access |

to the development would be a single route from and off St Pauls Drive – she mentioned that the development would mean that the existing road infrastructure would be required to service an additional 100% of local traffic due to the proposed extra residential units. Reference was further made to the possible future development site for the former Charlton School and that if this proposed development proceeded that St Pauls Drive would then become a “rat run” Construction access to the development site was proposed to be from/to the existing A5223 Whitchurch Drive – however when it was enquired as to whether resident access could be maintained from the “construction” access if the development proceeded the advice appeared to be that such future residential access would not be continued. Cllr Jinks was of the view that this additional access road would reduce the impact of the development. Adverse Environmental impact – Cllr Jinks commented that the proposed development would have a negative impact on the environmental nature of the area, and that it had been mentioned to her that badgers had been observed on the site which would be impacted. Highway infrastructure – the area would be adversely impacted if this development proceeded and that these issues would be increased if the proposed developments at the former Charlton School and Maxell sites. These would further impact on the safety for the local residents. It was also considered that the dynamics of the locality would be changed if the developments proceeded. Following a further discussion members wished to object to the proposal on the grounds that the proposed development represented an over-development that would have an adverse impact on the immediate residential amenity. That there were adverse access/egress arrangements given that the sole access to the proposed development would be from the existing St Pauls Drive, which was considered not to be adequate for the proposed extra development, and would raise safety issues for the locality. Members were further concerned as to the negative impacts on the local environment of the area of the removal of trees, whether protected by Tree Preservation Orders or not and the compromise on existing wildlife species that were known to be in existence within the locality.

**TWC/2018/0673**     **138 Wrekin Road, Wellington, TF1 1RL**  
Alterations to vehicle entrance. No objection.

**62/18 Correspondence**  
None.

**63/18 Telford & Wrekin Planning Committee Applications**  
None.

**64/18 Urgent matters (for information only)**  
None.

**65/18 To agree date and time of next meeting**  
The next meeting would be held on Wednesday 19th September 2018 at 6.00pm.

Signed .....  
19th September 2018