

Wellington Town Council

Town Mayor
Cllr Paul Davis



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PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices, Wellington on **Wednesday, 9th February 2022** commencing at 6.00pm.

Present:

Cllr L Jinks – Deputy Chairman acting as Chairman for the meeting.	Cllr J Latter
Cllr J Alvey	Cllr S Hall

In attendance: Andrew Roberts, Deputy Town Clerk and Cllr D Roberts – Deputy Mayor (ex-officio)

161/21 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting and thanked members for their attendance.

162/21 Apologies for Absence

Cllr G Luter – other commitment
Cllr S deLauney – on holiday
Cllr G Cook – other meeting commitment
Apologies accepted.

The following members unanimously voted in agreement Cllr L Jinks, Cllr J Latter, Cllr J Alvey and Cllr S. Hall. There were no votes recorded against or any abstentions.

163/21 Declarations of Interest

None.

164/21 To approve the minutes of the meeting of the Committee held on 19th January 2022

It was proposed by Cllr Alvey, seconded by Cllr Hall and **RESOLVED** that the minutes of the meeting held on Wednesday 19th January 2022 be approved and signed by the Chairman as a true and accurate record. The following members unanimously voted in agreement Cllr L Jinks, Cllr J Alvey, Cllr J Latter and Cllr S. Hall. There were no votes against and no abstentions.

165/21 Matters arising from the Minutes

There was reference to planning application TWC/2021/1213: Site of The Acorns, Donnerville Gardens, Admaston, which had been considered at the previous meeting. Members had deferred consideration of this matter for a site visit and requested further that the Clerk would contact Telford & Wrekin Council planning service. The Clerk reported that he had made contact with Telford & Wrekin Council planning service, but that the request to enable an extension to enable any site visit had been declined. Members were referred to the response from Telford & Wrekin and the historical nature of the application, and that the

local planning authority had subsequently determined the application, under officer delegation. Cllr Alvey indicated that it was his wish that the site visit should proceed; following a discussion of this matter, it was acknowledged that the application had been granted and that as a result there were no further options available to the Committee. The following members unanimously voted in agreement Cllr L Jinks, Cllr J Latter and Cllr S. Hall. Cllr Alvey wished to record his vote against. There were no abstentions.

166/21 To receive details of Planning Applications received since the last meeting:

TWC/2021/0897 Site of former Charlton School, Severn Drive, Dothill

Reserved matters application pursuant to planning application TWC/2018/0701 (200no. dwellings, retention of the existing sports hall building for community uses with associated access, car park, public open space, attenuation areas and associated infrastructure) including details of appearance, landscaping, layout and scale ***AMENDED PLANS***

Members were referred to the agenda, which detailed the changes to the application, which had been considered previously in December 2021. The application had been amended hence the revised application before the Committee on this occasion. Members noted that Cllr K Tomlinson had “called in” the application, and that as a result the application would need to be determined by the Telford & Wrekin Council Planning Committee. Cllr Jinks had also confirmed that she would register to address the T&W Planning Committee, as both Cllr Tomlinson and herself wished to raise various objections on behalf of local residents when the application was finally considered. Members raised the following comments:

Cllr Alvey queried as to whether the proposed development would have an adverse effect on the water table in the locality.

Cllr Hall – having looked at the plans she had noted that there had been little change. She did question as to whether the required roadworks to allow access/egress could be completed prior to completion of the development. She was pleased to note that the application had been “called in” for formal determination.

Cllr Latter – agreed with the traffic comments that had been raised by Cllr Hall and stated further that there was a need for a robust traffic management plan to be in place prior to the building of the development. He further stated that there was a need to upgrade the Whitchurch Road including the provision of a mini roundabout at the junction of North Road/Whitchurch Road.

Cllr Jinks commented that in her view the amended plans did not match the local resident’s concerns, and that these would be raised in due course, when the Telford & Wrekin Council Planning Committee met to consider and determine the application. The following members unanimously voted in agreement to the comments outlined above Cllr L Jinks, Cllr J Alvey, Cllr J Latter and Cllr S. Hall. There were no votes against and no abstentions.

TWC/2022/0016 12 Hobbs Crescent, Wellington, TF1 1RY

Crown reduction by 2m to 1no Sycamore Tree. It was noted that consideration of this application had been deferred from the previous meeting as it was noted that there was no Tree Officer report. The Members agreed to defer consideration again on the same basis. The Clerk was requested to contact Telford & Wrekin planning service to make further enquiries. The following members unanimously voted in agreement Cllr L Jinks, Cllr J Alvey, Cllr J Latter and Cllr S. Hall. There were no votes against and no abstentions.

- TWC/2022/0037 Teltyres, Spring Hill, Wellington, TF1 3NA**
Erection of single storey side extension to form additional MOT bays. No objection in principle to this application, although it had been noted that an objection had been raised in relation to the effect that the application involved building over an existing gas main, although it had been further noted that this objection had subsequently been removed. The following members unanimously voted in agreement Cllr L Jinks, Cllr J Alvey, Cllr J Latter and Cllr S. Hall. There were no votes against and no abstentions.
- TWC/2022/0052 Bowring Park Cafe, Bowring Park, Haygate Road, Wellington, TF1 2BJ**
Retention of building to provide seating for customers for the cafe including external roller shutters and decking (Retrospective). No objection in principle, although there was a comment made that it was hoped that the positioning of the extra seating unit did not prejudice the safety of pedestrians within the immediate locality. The following members unanimously voted in agreement Cllr L Jinks, Cllr J Alvey, Cllr J Latter and Cllr S. Hall. There were no votes against and no abstentions.
- TWC/2022/0060 13 New Street, Wellington, TF1 1LU**
Alterations and painting to front elevation and installation and display of 1no. non-illuminated fascia sign (Listed Building Application). No objection in principle, although a comment was made that it was hoped that any proposed development would be in keeping with the principles of the designated Conservation Area. The following members unanimously voted in agreement Cllr L Jinks, Cllr J Alvey, Cllr J Latter and Cllr S. Hall. There were no votes against and no abstentions.
- TWC/2022/0077 15 Farmstead Court, Holyhead Road, Wellington, TF1 2EJ**
Erection of front and rear single storey extensions and conversion of garage to kitchen and associated works. Members wished to object to this application on the basis that they considered the proposed development represented an over development which would have a negative impact on the amenity value of the immediate locality. The Committee also wished to make comment in relation to the submitted plans, which they considered were poor and unclear. The following members unanimously voted in agreement to the objection Cllr L Jinks, Cllr J Alvey, Cllr J Latter and Cllr S. Hall. There were no votes against the objection and no abstentions.
- TWC/2022/0089 5 Donnerville Drive, Admaston, TF5 0DF.**
Removal of 1no. Ash tree. No objection in principle to the application. It was further noted that the tree was diseased with Ash Die Back. The following members unanimously voted in agreement Cllr L Jinks, Cllr J Alvey, Cllr J Latter and Cllr S. Hall. There were no votes against and no abstentions.
- TWC/2022/0096 Former Barclays Bank Plc, 23 Church Street, Wellington, TF1 1DQ**
Change of use of former bank (use class E(c)(i)) to provision of education (use class F(a)) including replacement windows and roof repairs. Overall no objection in principle to this application. Cllr Jinks commented that as the building was currently empty the application should be encouraged and fully supported, and acknowledged that the additional footfall, which would be generated if the development

proceeded, would support the Town. Cllr Hall was concerned as to the additional vehicle parking pressures that would be generated if the proposed development proceeded. Cllr Alvey was concerned as to the nature of the tight junction between Queen Street and Church Street and as to whether there would be additional traffic movements, which would adversely impact on the safety of other road users and pedestrians. As a result, he wished to record his abstention to this application. The following members unanimously voted in agreement Cllr L Jinks, Cllr J Latter and Cllr S. Hall. There were no votes against and Cllr Alvey wished to abstain.

167/21 Correspondence

None.

168/21 Telford & Wrekin Planning Committee Applications

It was noted that the next meeting of the Telford & Wrekin Council Planning Committee was taking place on the same date as this meeting and that the following planning application was on the agenda: TWC/2021/0930: Site of the former Wrekin Endeavour Centre, North Road, Wellington.

169/21 Urgent matters (for information only).

None.

170/21 To agree date and time of next meeting

The next meeting would be held on Wednesday 2nd March 2022 at 6.00pm, which would be held on a face-to-face basis. The following members unanimously voted in agreement Cllr L Jinks, Cllr J Alvey, Cllr J Latter, and Cllr S. Hall. There were no votes against and no abstentions.

171/21 Exclusion of Press and Public

It was proposed by Cllr Alvey, seconded by Cllr Hall, and resolved that in accordance with Paragraphs 2 and 3 of Schedule 12A of the Local Government Act 1972 that the press and public be excluded from the next item of the meeting. The following members unanimously voted in agreement Cllr L Jinks, Cllr J Alvey, Cllr J Latter and Cllr S. Hall. There were no votes against and no abstentions.

172/21 To receive details of the following pre-application enquiry in Wellington

The Committee were referred to the details of the pre-application planning enquiry that had been received and made comments on the pre-application enquiry.

Signed
2nd March 2022