

Wellington Town Council

Town Mayor
Cllr Dorothy Roberts



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PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices, Wellington on **Wednesday, 11th May 2022** commencing at 6.00pm.

Present:

Cllr G Luter
Cllr J Latter
Cllr G Cook

Cllr L Jinks
Cllr S Hall

In attendance: Andrew Roberts, Deputy Town Clerk and Cllrs P Davis, J Gorse and J Pierce for planning application TWC/2022/0390: Site of former New College Telford, King Street, Wellington.

1/22 Election of Chairman

Proposed by Cllr Cook, seconded by Cllr Latter and RESOLVED that Cllr Luter be elected Chairman of the Committee for the ensuing year. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Latter, Cllr Cook and Cllr S. Hall. There were no votes recorded against or any abstentions. Cllr Luter stated that he was thankful for the unanimous support for him to continue as Chairman of the Committee. He acknowledged that the Committee would continue to work in a non-partisan approach, and that this had worked extremely well in the past.

2/22 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting and thanked members for their attendance; he further welcomed those members of the public who were watching the meeting online. He also welcomed Cllrs Davis, Gorse and Pierce to the meeting.

3/22 Election of Deputy Chairman

Proposed by Cllr Hall, seconded by Cllr Cook and RESOLVED that Cllr Jinks be elected Deputy Chairman of the Committee for the ensuing year. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Latter, Cllr Cook and Cllr S. Hall. There were no votes recorded against or any abstentions.

4/22 Apologies for Absence

Cllr S deLauney – other meeting commitment
Cllr J Alvey – illness
Cllr D Roberts (Town Mayor – ex officio) – other commitment.
Apologies accepted.

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

5/22 Declarations of Interest

None.

6/22 To approve the minutes of the meeting of the Committee held on 20th April 2022

It was proposed by Cllr Jinks, seconded by Cllr Latter and RESOLVED that the minutes of the meeting held on Wednesday 20th April 2022 be approved and signed by the Chairman as a true and accurate record. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Latter, Cllr Cook and Cllr S. Hall. There were no votes against and no abstentions.

7/22 Matters arising from the Minutes

Cllr Jinks reported that both she and Cllr Tomlinson had attended at the recently held Telford & Wrekin Council Planning Committee which had considered the planning application in relation to the former Charlton School at which they had both spoken. The representations that they had made to the Committee that the proposed development should be opposed were not supported and that the application had been approved. .

8/22 To receive details of Planning Applications received since the last meeting:

TWC/2022/0390 Site of former New College Telford, King Street, Wellington

Erection of 22no. dwellings, a retirement living complex containing 66no. units and 10no. bungalows, boxing club and community hall with associated car parking, additional parking for local community organisations, alterations to 2no. existing accesses and provision of 2no. new vehicular accesses, associated landscaping, attenuation pond, public open space and infrastructure.

Cllr Pierce commented that she had resided in the area for the last 20 years – she referred to the ongoing car parking issue particularly on Friday mornings – overall she welcomed the development which would be a great addition to the area – was very pleased that the Boxing Club was going to return to Wellington – and the addition of a new community hall was a bonus and the further provision of a venue which would cater for the needs of the whole community.

Cllr Davis commented that he fully welcomed the application the positive benefits of the proposed development, which would bring much needed regeneration to the area and that plenty of thought had been given to the proposed design and which would deliver positive community benefits to the immediate locality, he also welcomed the broad range of types of residential units that would be offered. The development would attract residents to Wellington but would also offer greater choice to local residents who wished to remain in Wellington as well. The overall additional bonus was the proposed community benefits and he further highlighted the return of the Boxing club within Wellington. Overall the promotion of community cohesion was to be welcomed and the proposed road layout with dual access to both Regent Street and King Street was sensible and referred to the ongoing traffic issues.

Cllr Gorse commented that this regeneration within College Ward would contribute to the whole regeneration of Wellington and that the proposed development was welcomed and too good an opportunity to miss and was long overdue.

Following further discussion the Committee wished to record that they fully welcomed and supported the proposed development and that they would wish to see the greater implementation of renewable energy provision, particularly on the proposed community buildings. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Latter, Cllr Cook and Cllr S. Hall. There were no votes against and no abstentions.

- TWC/2022/0322 37 Arleston Avenue, Arleston, TF1 2PB**
Installation of 2no. roof lights and 1no. Juliet balcony on existing garage and erection of a new retaining wall (Part retrospective). Following consideration and discussion the Committee wished to raise no objection to the application. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Latter, Cllr Cook and Cllr S. Hall. There were no votes against and no abstentions.
- TWC/2022/0325 Site of 134 Haygate Road, Wellington**
Variation of condition 17 (development shall be carried out in accordance with the deposited plans) of outline application TWC/2018/0904 (application for a new access and 4no. dwellings, garaging and parking) to propose layout alterations. Following consideration and discussion the Committee wished to raise no objection to the application, subject to no adverse traffic safety issues being raised by Highways. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Latter, Cllr Cook and Cllr S. Hall. There were no votes against and no abstentions.
- TWC/2022/0329 The Court, 24 Church Street, Wellington, TF1 1DG**
Change of use from existing office/commercial premises (use class E) to HMO (use class sui generis). Following consideration and discussion the Committee wished to object to the application on the basis that there was a saturation of these types of development within Wellington, the current building was not conducive to this type of development; the limited road access; lack of parking; insufficient internal communal space and the building should be bought back into a more appropriate use. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Latter, Cllr Cook and Cllr S. Hall. There were no votes against and no abstentions.
- TWC/2022/0330 10 Melrose Gardens, Wellington, TF1 2BH**
Erection of a single storey side and rear extension. Following consideration and discussion the Committee wished to raise no objection to the application. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Latter, Cllr Cook and Cllr S. Hall. There were no votes against and no abstentions.
- TWC/2022/0332 37 Coney Green Way, Dothill, TF1 3QZ**
Erection of a single storey rear extension. Following consideration and discussion the Committee wished to raise objection to the application on the grounds that the application was considered to be an overdevelopment which was adverse in character to the immediate street scene. The following members unanimously voted in agreement Cllr Jinks, Cllr Latter, Cllr Cook and Cllr S. Hall. There were no votes against; Cllr Luter stated that he wished to abstain on this matter.
- TWC/2022/0339 New Beginnings, 31 Donnerville Gardens, Admaston, TF5 0DE**
Removal of 10no. lower branches and crown thinning of remaining canopy by 15% (T1 and T2), removal of 4no. lower branches and crown thinning of remaining canopy by 15% (T3) and removal of 6no. lower branches and crown thinning of remaining canopy by 15% (T4). Following consideration of this matter the Committee wished to defer any further comment on this matter on the basis that there was no evidence on the portal of any professional report or comment on this matter but were content to leave this application with the local planning to consider that any proposed works will be made in

conjunction with the Tree officer. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Latter, Cllr Cook and Cllr S. Hall. There were no votes against and no abstentions.

9/22 Correspondence

Members were advised that Cllr Roberts had notified the Clerk that she had been invited to speak at the Steerway Solar Farm planning enquiry and that she wished that the Committee note this notification.

10/22 Telford & Wrekin Planning Committee Applications

It was noted that the date of the next meeting of the Telford & Wrekin Council Planning Committee had not been confirmed to date.

11/22 Urgent matters (for information only).

None.

12/22 To agree date and time of next meeting

The next meeting would be held on Wednesday 25th May 2022 at 6.00pm, which would be held on a face-to-face basis. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Latter, Cllr Cook and Cllr Hall. There were no votes against and no abstentions.

13/22 Exclusion of Press and Public

It was proposed by Cllr Cook, 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. Prior to proceeding to the next item of business, the Clerk confirmed that the live stream had ended. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Latter, Cllr Cook and Cllr Hall. There were no votes against and no abstentions.

14/22 To receive details of the following pre-application enquiries in Wellington

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

Signed
25th May 2022