

# 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, 3rd August 2022** commencing at 6.00pm.

### **Present:**

Cllr G Luter  
Cllr J Alvey  
Cllr G Cook

Cllr L Jinks  
Cllr S Hall

**In attendance:** Andrew Roberts, Deputy Town Clerk and Cllr D Roberts, Town Mayor (ex-officio).  
Cllrs M Hosken and C Barker and Mrs H Barker were present for the planning application under reference TWC/2022/0552: 16 Avondale Road Wellington.

### **42/22 Welcome and Introductory Comments**

The Chairman welcomed all members to the meeting and thanked members for their attendance, he also welcomed the non-committee members and the member of the public to the meeting; he further welcomed those members of the public who were watching the meeting online, and that it was appreciated by the Members and provided an insight to the workings of the Planning Committee.

### **43/22 Apologies for Absence**

Cllr J Latter – other commitment  
Cllr S deLauney – other meeting commitment  
Apologies noted.

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

### **44/22 Declarations of Interest**

None.

### **45/22 To approve the minutes of the meeting of the Committee held on 6th July 2022**

It was proposed by Cllr Cook, seconded by Cllr Jinks and RESOLVED that the minutes of the meeting held on Wednesday 6th July 2022 be approved and signed by the Chairman as a true and accurate record. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey, Cllr Jinks, Cllr Hall and Cllr Cook. There were no votes recorded against or any abstentions.

### **46/22 Matters arising from the Minutes**

Cllr Alvey wished to raise an enquiry in relation to the previous planning application for the former Haygate PH and the Clerk was requested to investigate further and report back to the Committee Members.

**47/22 To receive details of Planning Applications received since the last meeting:**

**TWC/2022/0552 16 Avondale Road, Wellington, TF1 2HD**

Change of use from residential dwelling (Use Class C3) to children's residential accommodation (Use Class C2a).

Mrs Barker was invited to address the Committee in relation to this particular application – she indicated that she was not in a position to add any further comments other than those she had submitted to the T&W planning portal. She indicated that these comments centred on the following:

She indicated that the premises were not suitable for the proposed venture being a three bedroomed semi-detached property and run as a business venture – she also referred to a covenant restricting the use of the property as a business. She considered that the property would prove to be restrictive in size and would not be suitable for the children together with issues in connection with parking and that extra vehicles for the carers would potentially cause adverse traffic safety issues. These issues would not be appropriate and that excessive noise may arise, which would be adverse to the immediate locality. Cllr Hosken supported these comments and felt that he could not add anymore – he referred to the number of objections that had been submitted by other local residents. In conclusion that whilst he cited that residents were in support of childcare being provided it was considered that the location was inappropriate given the size of the property and the general location of the property being conventionally residential in nature. He referred to other similar applications that had been submitted throughout the country, which seemed to suggest that there was a general lack of social services facilities to support the growing number of people who needed support. In conclusion whilst the welfare of children was the prime motive which the local residents supported it was considered that the proposed location was wrong. Following a discussion members although acknowledging that there was a need for this type of support agreed to unanimously object to the application on the following grounds; unsuitability of a three bedroomed semi-detached property being proposed for the use; wrong location with the property being in a residential location; increased traffic movements leading to potential adverse safety within the locality; potential anti-social behaviour issues. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey, Cllr Jinks, Cllr Hall and Cllr Cook. There were no votes recorded against or any abstentions.

**TWC/2022/0546 28 Hampton Hill, Wellington, TF1 2ER**

Erection of a two storey rear extension, single storey side and rear extension and part garage conversion. No objection. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey, Cllr Jinks, Cllr Hall and Cllr Cook. There were no votes recorded against or any abstentions.

**TWC/2022/0557 57 Urban Gardens, Wellington, TF1 1PH**

Erection of a part single and part two storey rear extension, and the installation of a front canopy.

Following a discussion the Committee agreed to raise an objection to the application on the grounds that the application represented an overdevelopment which would be adverse to the immediate locality. The following members voted in favour of the application Cllr Cook and Cllr Alvey with the following members voting against the application Cllr Hall and Cllr Luter, as there was a tie in voting the

Chairman exercised his second and casting vote against the application. There were no abstentions recorded.

**TWC/2022/0561 Site of The Bungalow, Mill Bank, Wellington**

Erection of 1no. detached dwelling and associated works. Following a discussion the Committee agreed to raise an objection to the application on the grounds that the application represented an overdevelopment which would be adverse to the immediate locality and that the proposed access arrangements would be unsafe. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey, Cllr Jinks, Cllr Hall and Cllr Cook. There were no votes recorded against or any abstentions.

**TWC/2022/0571 Land south/west of Donnerville Drive, Admaston**

Variation of condition 21 on previously approved application TWC/2019/0503 (Erection of 5no. dwellings and garages with associated access, public open space and landscaping) to allow amendments to the eaves and verge detailing, repositioning of chimney breast and internal alterations. Following a discussion the Committee agreed to raise no objection in principle to the application. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks and Cllr Cook. There were no votes recorded against, Cllr Hall and Cllr Alvey wished to record their respective abstentions.

**TWC/2022/0579 Site of 6 Crescent Road, Wellington**

Erection of 1no. dwelling. Following a discussion the Committee agreed to raise no objection in principle to the application. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Hall and Cllr Cook. There were no votes recorded against, Cllr Alvey wished to record his abstention.

**TWC/2022/0589 Telecommunication Mast, Watling Street, Wellington**

Application to determine if prior approval is required for a proposed 20m high street pole, 1no AC transmission cabinet, 1no equipment cabin and 1no commscope bowler cabinet. Following a discussion members wished to object to this application based on the design of the same, wrong location which would prejudice the safety of pedestrians and other road users and that the unit should be located on the other side of the road. It was also noted that a number of local businesses had not been consulted. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey, Cllr Jinks, Cllr Hall and Cllr Cook. There were no votes recorded against or any abstentions.

**TWC/2022/0599 16 Barnfield Crescent, Wellington, TF1 2ES**

Erection of a part two storey, part first floor side and rear extension. Following a discussion the Committee agreed to raise no objection in principle to the application. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey, Cllr Jinks, Cllr Hall and Cllr Cook. There were no votes recorded against or any abstentions.

**TWC/2022/0608 7 Gainsborough Way, Shawburch, TF5 0PS**

Erection of a first floor front and side extension and a two storey rear extension. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Hall and Cllr Cook. Cllr Alvey wished to vote against the application and there were no abstentions.

**TWC/2022/0610 The Vicarage, Church Walk, Wellington, TF1 1RW**

Reduction of first and second limbs by up to 3m. to 1no. Weeping Willow (T3). Following a discussion the Committee agreed to raise no objection in principle to the application. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey, Cllr Jinks, Cllr Hall and Cllr Cook. There were no votes recorded against or any abstentions.

**48/22 Correspondence**

Cllr Jinks raised the issue of the former Lion PH that had been raised at the previous meeting and noted the email that had been circulated in that Telford & Wrekin Council Planning Control had confirmed that they had no specific planning application pending at the time.

**49/22 Telford & Wrekin Planning Committee Applications**

None.

**50/22 Urgent matters (for information only).**

None.

**51/22 To agree date and time of next meeting**

The next meeting would be held on Wednesday 17th August 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 Cook, Cllr Alvey and Cllr S. Hall. There were no votes recorded against or any abstentions.

Signed .....

17th August 2022