

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 January 2023** commencing at 6.00pm.

Present:

Cllr G Luter
Cllr J Latter

Cllr L Jinks
Cllr G Cook

In attendance: Andrew Roberts, Deputy Town Clerk; Cllr D Roberts – Town Mayor (ex-officio) and Cllr C Barker and Mrs H Barker for planning application TWC/2022/1044: 16 Avondale Road, Wellington, TF1 2HD

125/22 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting and thanked them for their attendance, 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. He also welcomed Cllr C Barker and Mrs H Barker for their attendance at the meeting as well.

126/22 Apologies for Absence

Cllr S deLauney – another commitment
Cllr S Hall – illness
Cllr J Alvey – illness.

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

127/22 Declarations of Interest

None.

128/22 To approve the minutes of the meeting of the Committee held on 21st December 2022

It was proposed by Cllr Jinks, seconded by Cllr Cook and RESOLVED that the minutes of the meeting held on Wednesday 21st December 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 Cook and Cllr Latter. There were no votes recorded against or any abstentions.

129/22 Matters arising from the Minutes

None.

130/22 To receive details of Planning Applications received since the last meeting:

TWC/2022/1044 16 Avondale Road, Wellington, TF1 2HD

Erection of a single storey side and rear extension, front porch with a two storey front bay extension and conversion of existing garage into habitable space. The Chairman then invited Mrs H Barker to address the Committee who wished to raise the following points:

Mrs Barker confirmed that she lived at 14 Avondale Road and referred to the original application that had been approved which was simply for a change of use of a private dwelling house for a maximum of two children and a total of four carers over a 24 hour basis and that it was quite clear that there would be no external changes to the property. The Telford & Wrekin Council planning officer and highways officer deemed to be satisfied that the existing driveway could safely accommodate up to a maximum of four cars safely without comprising safety on the adjoining road. She commented that if the current application was approved that this would impact on the available space on the drive and decant parking on Avondale Road which would result in adverse parking safety access issues and other highway safety issues being experienced. The application also referred to the proposed external nature of the proposed application, she indicated that she was unclear on the total extent of the same, which may well interfere with the roofing line of adjacent properties. Reference was further made to the nature of the present building being currently a three bedroomed semi-detached building was proposed to be converted to a five bedroomed property together with the addition of further habitable accommodation would result in the proposed enlarged property being out of keeping with the other accommodation within the immediate locality which would adversely affect the amenity value of the area. Mrs Barker also mentioned that if the proposed development was allowed to proceed she referred to the ongoing health and safety issues with the ongoing building works that would arise that would be experienced and that these issues would remain when completed and that these would continue to have an adverse on their house in particular. Members were also referred to the potential asbestos within the property and that this would need to be dealt with appropriately.

Cllr D Roberts – commented that no comment had been made to the proposed alterations on the original application and further stated that she felt that the current application was not clear in this regard. She commented that the provision of toilet facilities at both ends of the proposed development and that access to these facilities would be through any proposed new rooms which she considered would be unsatisfactory. She further referred to the Committee's original objection which had been overruled and commented that now there were plans to extend and referred to the increased noise which would be experienced as a result. In conclusion she stated that the current property was a smallish house in character and that the current applicants should have purchased a more appropriately sized property that didn't need any alteration.

Cllr Cook – totally agreed with the comments that had been made previously but he also referred to the original application and commented that if the current application was approved that there would be increased adverse traffic safety issues as a result and that he would object on this basis as well.

Cllr Latter – object on the grounds of overdevelopment, insufficient parking provision proposed use out of keeping with the adjoining

properties.

Cllr Jinks – object on the above grounds together with over development not in keeping with the current properties in the immediate locality.

Cllr Luter – would object and stated that the property was totally unsuitable for the proposed development and that the original application was not appropriate for the proposed use.

The Clerk had confirmed that the local ward member, Cllr Miles Hosken had indicated that it was his desire to call in the application to ensure that the application would be considered by the Telford & Wrekin Council planning committee. Following a further discussion it was agreed to object to the application on the basis of the observations as outlined above. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Cook and Cllr Latter. There were no votes recorded against or any abstentions.

TWC/2022/1019 38 Glade Way, Shawburch, TF5 0LD

Erection of a replacement porch, steps and access ramp to the front of the property. No objection. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Cook and Cllr Latter. There were no votes recorded against or any abstentions.

TWC/2022/1020 Site of The Acorns, Donnerville Gardens, Admaston

Felling of 2no Willow trees. No objection, subject to any works being undertaken following discussions/consultation with the Telford & Wrekin Council Tree Officer. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Cook and Cllr Latter. There were no votes recorded against or any abstentions.

TWC/2022/1033 18 Haygate Drive, Wellington, TF1 2BY

Erection of a single storey side and rear extension. Following a discussion it was agreed that the Committee would wish to object to this application on the grounds that it constituted an overdevelopment which would be out of character with the immediate locality. The following members unanimously voted in agreement Cllr Cook, Cllr Jinks and Cllr Latter. Cllr Luter wished to abstain.

TWC/2022/1037 11 Tan Bank, Wellington, TF1 1HJ

Variation of Condition 1 of previously approved application TWC/2021/0686 (This permission shall be for a period of 18 months from the date of this permission, by which date the portacabin shall have been removed and the site reinstated to its previous condition) to be extended for a further 18 month period. No objection. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Cook and Cllr Latter. There were no votes recorded against or any abstentions.

TWC/2022/1043 71 Regent Street, Wellington, TF1 1PE

Erection of a two storey side and rear extension. Following a discussion it was agreed that no objection in principle would be raised in relation to this application. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks and Cllr Latter. Cllr Cook wished to abstain.

131/22 Correspondence

TWC/2022/0942 Unit 1 Mill Lane – the Clerk reminded members of this particular planning application, which had been initially considered by the Committee and that following a

request the Telford & Wrekin Council planning service had been approached for further background information. It was reported that this had been requested and supplied by the T&W Council planning service, which had been subsequently circulated to the Committee Members via email, with a request that any individual comments from Members were to be received by the 6 January 2023. The Clerk reported that no further comments had been received in accordance with the notified timetable.

Former Clifton Cinema – it was noted that this matter had been reported to Telford & Wrekin Council planning enforcement and that an update email had been received on the 4 January 2023 which was subsequently distributed to the Committee Members. It was further noted that a deadline date had been given to the property owners and that confirmation that the matter would be further reviewed.

Former New College Site – it was reported that this matter had been reported to Telford & Wrekin Council planning service and that the received email had been distributed to the Committee Members. The Clerk stated that he had been advised by Telford & Wrekin Council that they were unaware of the proposed development timetable. Cllr Jinks expressed concern over the condition of the area and that a large area of water was unfenced and the potential adverse safety issue that may arise as a result. The Clerk indicated that he would raise this issue further with Telford & Wrekin Council.

132/22 Telford & Wrekin Planning Committee Applications

It was noted that the next meeting of the Telford & Wrekin Council Planning Committee would be held on 8th February 2023. The Clerk confirmed that he would circulate the agenda link to all Members if there were any agenda items to be considered which would relate to any matters relevant to Wellington.

133/22 Urgent matters (for information only).

None.

134/22 To agree date and time of next meeting

The next meeting would be held on Wednesday 1st February 2023 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 and Cllr Latter. There were no votes recorded against or any abstentions.

Signed
1st February 2023