

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, 22nd February 2023** commencing at 6.00pm.

Present:

Cllr G Luter – Chairman
Cllr S Hall

Cllr L Jinks
Cllr G Cook

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

145/22 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.

146/22 Apologies for Absence

Cllr S deLauney – holiday

Cllr J Alvey – illness

Cllr J Latter – other commitment

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

147/22 Declarations of Interest

Cllr G Luter declared an interest in relation to planning application TWC/2023/0092: 73 Hampton Hill, Wellington and confirmed that he would take no part in the discussion and vote of this matter on the basis that he knew the applicant.

148/22 To approve the minutes of the meeting of the Committee held on 1st February 2023

It was proposed by Cllr Jinks, seconded by Cllr Cook and RESOLVED that the minutes of the meeting held on Wednesday 1st February 2023 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 Hall and Cllr Cook. There were no votes recorded against or any abstentions.

149/22 Matters arising from the Minutes

None.

150/22 Climate Change Guidance for Development Supplementary Planning Document (SPD)

Members were requested to note that Telford & Wrekin Council was taking action to address climate change and aspire to achieving the goal of carbon neutrality by 2030.

It was further reported that this Supplementary Planning Document had been produced to

help the Council achieve this goal by providing guidance on addressing climate change in new development. The document included guidance on site and building design including the provision of electric vehicle charging infrastructure, installing renewable energy technology, making development greener and using and managing our natural resources more efficiently. Members were requested to consider this further and how to deal with any consultation response. It was further noted that the consultation response period was the 14th February until the 17th March 2023. Following a discussion it was agreed that the Committee should note the consultation however members were invited to forward any comments to the Clerk so that they could be submitted in accordance with the consultation timetable.

151/22 To receive details of Planning Applications received since the last meeting:

TWC/2023/0030 118 Regent Street, Wellington, TF1 1PG

Erection of a single storey rear extension and detached single storey garden room annexe (part retrospective). Members were reminded that consideration of this particular application had been deferred to this meeting to enable further information being obtained in relation to the existing shared access arrangements and whether the current planning application prejudiced this. The Clerk provided an update to members received from the Telford & Wrekin Council planning service. The Committee received the report of the Clerk about the access arrangements but that the planning service had placed a “stop” due to a number of inconsistencies and that the application would be deferred until these matters had been resolved

TWC/2023/0056 Land junction of Admaston Road/Bagley Drive, Wellington

Determination under Part 16 of the GPDO for the proposed erection of a H3G 16m street pole and additional equipment cabinets. No objection in principle subject to the proposed equipment being safely positioned. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Hall and Cllr Cook. There were no votes recorded against or any abstentions.

TWC/2023/0077 263 Holyhead Road, Wellington, TF1 2EA

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

TWC/2023/0092 73 Hampton Hill, Wellington, TF1 2ER

Erection of a single storey rear extension and installation of a balcony above. No objection. The following members unanimously voted in agreement Cllr Jinks, Cllr Hall and Cllr Cook. There were no votes recorded against or any abstentions. In accordance with his previously declared interest – Cllr Luter took no part in discussing and determining the Committee’s view on this particular application in accordance with his prior declaration of interest.

TWC/2023/0094 Site of Shawburch Service Station, Shawburch Road, Shawburch

Erection of 1no. retail unit and associated parking spaces. Overall the Committee wished to raise no objection in principle subject to the following comments, it was noted that there would be an increase in traffic movements, that consideration should be given towards access and egress arrangements, particularly the exit arrangements onto the Whitchurch Road which was a busy road and that there should be improved signage or consideration being given to revising the road arrangements in order to enforce turning left. Cllr Roberts wished to

object on the basis of there being insufficient car parking provision, the site was on a busy road which would attract greater usage and although she had noted that there was a large car park on the site she had noted that on Sundays the car park was particularly busy. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Hall and Cllr Cook. There were no votes recorded against or any abstentions.

TWC/2023/0095 45 Arleston Avenue, Arleston, TF1 2PB

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

152/22 Correspondence

It was reported that a pre-application had been received, which had been circulated to all Members it was further noted that Members wished to discuss this item and the Committee was further advised that the Committee would need to proceed in confidential session following approval of the appropriate exclusion provision.

153/22 Telford & Wrekin Planning Committee Applications

It was noted that the next meeting of the Telford & Wrekin Council Planning Committee would be held on 8th March 2023 it was further noted that when the agenda was published if there were any agenda items to be considered which would relate to any matters relevant to the Wellington CP area the details of the meeting would be circulated to members in due course.

154/22 Urgent matters (for information only).

None.

155/22 To agree date and time of next meeting

The next meeting would be held on Wednesday 15th March 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 Hall and Cllr Cook. There were no votes recorded against or any abstentions.

156/22 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. The following members unanimously voted in agreement Cllr Luter, Cllr Jinks, Cllr Hall and Cllr Cook. There were no votes recorded against or any abstentions. Prior to proceeding to the next item of business, the Clerk confirmed that the live stream had ended.

157/22 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

15th March 2023