

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, 17th May 2023** commencing at 6.00pm.

Present:

Cllr G Luter – Chairman	Cllr R Snell
Cllr J McGinn	Cllr G Cook
Cllr L Woolley	Cllr M Jobe

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

1/23 Election of Chairman

Proposed by Cllr Cook, seconded by Cllr McGinn 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 Snell, Cllr McGinn, Cllr Cook, Cllr Woolley and Cllr Jobe. There were no votes recorded against or any abstentions. Cllr Luter stated that he was thankful for the unanimous support for his re-election 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.

2/23 Welcome and Introductory Comments

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

3/23 Election of Deputy Chairman

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

4/23 Apologies for Absence

Cllr S Williams – other commitment.

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

5/23 Declarations of Interest

Cllr L Woolley declared an interest in relation to planning application TWC/2023/0306: Site of 51 Erccall Gardens, Wellington and confirmed that he would take no part in the discussion and vote on this matter on the basis that he was a close neighbour to the application property.

6/23 To approve the minutes of the meeting of the Committee held on 29th March 2023

It was proposed by Cllr Cook, seconded by Cllr Luter and RESOLVED that the minutes of the meeting held on Wednesday 29th March 2023 be approved and signed by the Chairman as a true and accurate record. The following members unanimously voted in agreement Cllr Luter, Cllr Snell, Cllr McGinn, Cllr Cook, Cllr Woolley and Cllr Jobe. There were no votes recorded against or any abstentions.

7/23 Matters arising from the Minutes

None.

8/23 To receive details of Planning Applications received since the last meeting:

Prior to the Members discussing the following applications they received a demonstration on the use of accessing the Telford & Wrekin Council Planning Portal and how to view the relevant information when assessing a particular planning application. Members were advised that when they received an agenda the planning applications to be considered would include a link to enable them to access the full details required. This would enable them to be in possession of all the information required for them to take a considered view at a subsequent meeting. All of the following applications were displayed accordingly, which enabled them to consider and discuss.

TWC/2023/0272 Wrekin Golf Club, Golf Links Lane, Wellington, TF6 5BX

Enlargement of existing balcony to club house with shop extension below. No objection. The following members unanimously voted in agreement Cllr Luter, Cllr Snell, Cllr McGinn, Cllr Cook, Cllr Woolley and Cllr Jobe. There were no votes recorded against or any abstentions.

TWC/2023/0274 Building 5, Morris Care Centre, Holyhead Road, Wellington, TF1 2EH

Change of use former dental practice (use class E(e)) to HMO (use class C4), erection of a single storey rear extension and associated external works. Members noted that the application sought permission to provide overnight accommodation for staff employed at the Care Centre, although the application details stated that permission was sought for an HMO. No objection. The following members unanimously voted in agreement Cllr Luter, Cllr Snell, Cllr McGinn, Cllr Cook, Cllr Woolley and Cllr Jobe. There were no votes recorded against or any abstentions.

TWC/2023/0275 Former Barclays Bank Plc, 23 Church Street, Wellington, TF1 1DQ

Replacement of all existing windows and cladding. No objection. The following members unanimously voted in agreement Cllr Luter, Cllr Snell, Cllr McGinn, Cllr Cook, Cllr Woolley and Cllr Jobe. There were no votes recorded against or any abstentions.

TWC/2023/0276 263 Holyhead Road, Wellington, TF1 2EA

Erection of 1no. detached double garage/outbuilding with home office above. Members wished to record their objection to the above on the following grounds that the proposed location for the double garage was deemed inappropriate given the location of the dwelling house and that a two storey construction was not actually required and constituted an over-development and was of a larger scale and would prove to be over bearing within the locality. Members were also concerned about potential access issues, due to the proposed location of the proposed development. Members whilst considering that a garage was required it should only be of single storey construction.

The Committee was also mindful of the comments that had been made by Seven Trent Water in that the current infrastructure should not be prejudiced by the proposed development. Cllr McGinn commented that whilst he acknowledged the comments that had been made by the local residents within the locality and to a degree he supported these his view was otherwise than for this he could find no justified reason to formally object to the application in his view and commented that he would wish to formally lodge his abstention to the application.

The following members unanimously voted in agreement Cllr Luter, Cllr Snell, Cllr Cook, Cllr Woolley and Cllr Jobe. There were no votes recorded against Cllr McGinn wished to record his abstention.

TWC/2023/0301 12 Cound Close, Wellington, TF1 3JG

Erection of a two storey side extension. No objection in principle. Cllr Davis referred to the comment that had been made by Seven Trent which would need to be addressed within the planning application process. The following members unanimously voted in agreement Cllr Luter, Cllr Snell, Cllr McGinn, Cllr Cook, Cllr Woolley and Cllr Jobe. There were no votes recorded against or any abstentions.

TWC/2023/0306 Site of 51 Ercall Gardens, Wellington

Erection of 1no detached dwelling. Members wished to defer consideration of this application on the basis that there was insufficient information in order for them to make a considered view and the application would be deferred until the next meeting. The Clerk confirmed that he would contact the Telford & Wrekin planning service seeking an extension of the consultation deadline. The following members unanimously voted in agreement Cllr Luter, Cllr Snell, Cllr McGinn, Cllr Cook, Cllr Woolley and Cllr Jobe. There were no votes recorded against or any abstentions.

9/23 Correspondence

Members were referred to the emails that he had sent to Members in relation to the re-consultation of the following sites - Site of 1-10 Glebe Flats, Glebe Street/1-32 Nelson Court/1-55 (odds) St John Street/1-18 York Flats, 2-28 (evens) & 34-88 (evens), High Street, Wellington, Telford, Shropshire and the Site of former New College Telford, King Street, Wellington, Telford, Shropshire. These consultations were expiring on 7 June 2023 and members were requested to submit any suggestions in due course. Members were also referred to a pre planning enquiry which had also been forwarded to them.

10/23 Telford & Wrekin Planning Committee Applications

None at this time as the next meeting of the Telford & Wrekin Council Planning Committee would be held on 7th June 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.

11/23 Urgent matters (for information only).

None.

12/23 To agree date and time of next meeting

The next meeting would be held on Wednesday 7th June 2023 at 6.00pm, which would be held on a face-to-face basis. The following members unanimously voted in agreement Cllr Luter, Cllr Snell, Cllr McGinn, Cllr Cook, Cllr Woolley and Cllr Jobe. There were no votes recorded against or any abstentions.

Signed

7th June 2023