

Wellington Town Council

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PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices, Wellington on **Wednesday, 28th June 2023** commencing at 6.00pm.

Present:

Cllr R Snell

Cllr J McGinn

Cllr L Woolley

Cllr S Williams

Cllr M Jobe (part of the meeting)

In attendance: Andrew Roberts, Deputy Town Clerk and Cllr L Jinks and Mr and Mrs M Gledhill for planning application reference TWC/2023/0442 (Site of the former Lion PH, 3 Whitchurch Road, Wellington).

24/23 Election of Chairman

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

25/23 Welcome and Introductory Comments

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

26/23 Election of Deputy Chairman

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

27/23 Apologies for Absence

Cllr G Cook – family commitment.

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

28/23 Declarations of Interest

None.

29/23 To approve the minutes of the meeting of the Committee held on 7th June 2023

It was proposed by Cllr McGinn, seconded by Cllr Woolley and RESOLVED that the minutes of the meeting held on Wednesday 7th June 2023 be approved and signed by the

Chairman as a true and accurate record. The following members unanimously voted in agreement Cllr Snell, Cllr McGinn, Cllr Williams and Cllr Woolley. There were no votes recorded against or any abstentions.

30/23 Matters arising from the Minutes

Minute Reference 22/23: Urgent Matters: Former Clifton Cinema – Members were reminded that this matter had been raised by Cllr Cook at the previous meeting. The Clerk advised that he had raised the issue with Telford & Wrekin Council planning service, following the meeting. It was reported that a response had been received which had been circulated prior to the meeting. Members were advised that Telford & Council would monitor the situation going forward as some remedial works were required to be made within the site by the end of one month from the 2 June 2023, and that any further breach of this condition would potentially result in more formal enforcement action being commenced.

31/23 To receive details of Planning Applications received since the last meeting:

TWC/2023/0255 Site of 134 Haygate Road, Wellington

Variation of condition 3 (deposited plans) on planning permission TWC/2022/0685 (Reserved matters application for the erection of 4no. dwellings pursuant to outline permission TWC/2022/0325 including details of appearance, landscaping and scale) to allow amendments to house type for plot 3 and 4 only. No objection. The following members unanimously voted in agreement Cllr Snell, Cllr McGinn, Cllr Williams and Cllr Woolley. There were no votes recorded against or any abstentions.

TWC/2023/0256 The William Withering, 45 New Street, Wellington, TF1 1LU

Variation of condition 1 (permission shall be for a period of 2 years) of planning permission TWC/2021/0451 to allow continued use of the external seating area for a further 2 years. No objection. The following members unanimously voted in agreement Cllr Snell, Cllr McGinn, Cllr Williams and Cllr Woolley. There were no votes recorded against or any abstentions.

TWC/2023/0377 All Saints Church, Church Street, Wellington, TF1 1DN

Installation of 2no. external ground mounted lights and 4no. external lights to underside of dome to the Lych Gate (Full Planning Application). No objection in principle subject to any approved lighting being sympathetic to the current design of the Lych Gate. The following members unanimously voted in agreement Cllr Snell, Cllr McGinn, Cllr Williams and Cllr Woolley. There were no votes recorded against or any abstentions.

TWC/2023/0378 All Saints Church, Church Street, Wellington, TF1 1DN

Installation of 2no. external ground mounted lights and 4no. external lights to underside of dome to the Lych Gate (Listed Building Application). No objection in principle subject to any approved lighting being sympathetic to the current design of the Lych Gate. The following members unanimously voted in agreement Cllr Snell, Cllr McGinn, Cllr Williams and Cllr Woolley. There were no votes recorded against or any abstentions.

TWC/2023/0429 Site of Tudor House, 4 Limekiln Lane, Wellington

Reserved matters application pursuant to outline permission TWC/2022/0875 for the erection of 1no. dwelling including details of access, appearance, landscaping, layout and scale. No objection. The following members unanimously voted in agreement Cllr Snell, Cllr McGinn, Cllr Williams and Cllr Woolley. There were no votes recorded

against or any abstentions.

TWC/2023/0435 16 Guisbourne Avenue, Shawburch, TF5 0LG

Change of use from open space to private garden land, creation of a hardstanding drive and erection of a boundary fence (Retrospective). No objection. The following members unanimously voted in agreement Cllr Snell, Cllr McGinn, Cllr Williams and Cllr Woolley. There were no votes recorded against or any abstentions.

32/23 Correspondence

None.

33/23 Telford & Wrekin Planning Committee Applications

None.

34/23 Urgent matters (for information only).

The Clerk referred to the following planning application reference: TWC/2023/0442 (Site of The Lion, 3 Whitchurch Road, Wellington). Members were advised that this particular application had been published on the Telford & Wrekin Council planning portal on the 22 June 2023 but had not been included on this Committee agenda as the precise details of the application were not known when the required notice was given for this meeting.

Members were further advised that the consultation deadline was the 13 July 2023, which predated the date of the next scheduled Committee meeting but the Clerk had approached Telford & Wrekin Council planning service with a request for a consultation extension. It was reported that the relevant T&W planning officer was currently on leave until the 6 July 2023, and the Clerk indicated that if an extension was agreed that the particular matter could proceed to the 19 July 2023 meeting, otherwise if not an additional meeting of the Committee would be required. Members noted that Mr and Mrs M Gledhill and Cllr L Jinks were in attendance and had indicated a desire to address the Committee and they raised the following comments

Cllr Jinks – thanked the Committee for allowing her to address the Committee but that she wished to raise the following issues in relation to the application.

The Committee were reminded that the application was for 10 living units with 9 inside the former public house with one to be outside within the site. She had been requested by a number of her local residents to represent them. She stated that no details had been provided as to the nature of the residents and that there had been a suggestion that ex-offenders would be housed if the development proceeded. She referred to other nearby locations that currently were in the vicinity. Reference was further made to the proximity of established education provision – and that in the opinions of her residents it was stated that the proposal would not be beneficial to the local residents and in particular the children.

The Committee were also referred to the applicant and had indicated a desire to enter into another company – and a perception that the company might not be financially sustainable. It had been noted that the application details referred to Telford & Wrekin Council staff would be present on the site to provide support – but that there was no explanation as to what the role of Telford & Wrekin would be in place, and questioned the transparency – in relation to the application and residents had asked whether the Town Council should enquire about this aspect. She also made reference that there was a perception of a lack of consultation from Telford & Wrekin Council and that finally the residents had requested that Cllr Lee Carter should call in the application.

Mr M Gledhill was also invited to address the Committee – initially he wished to thank the Committee for allowing him to address the Committee but that he indicated that he wished to raise the following matters.

He indicated that he and his wife were freeholders of the adjacent property of Eagle Court – and that whilst the individual flats were on the consultation list they had not been included. He indicated that he had only become aware of the application very recently and that whilst two of the flats were owner/occupied the rest were tenanted, and indicated that the tenants

were unlikely to comment on the application. He stated that it was his view that the application was an exercise of smoke and mirrors, citing the complicated applicant address details using the former public house which was a vacant derelict building and that the associated companies confused the issue. He made reference to the linked companies most of which were dormant which were proposed to be involved with the application and the confusing arrangements that existed. He commented about the effects that should these associated companies cease trading and the consequences that would be involved if that resulted in the development ceasing to be completed and the effects that this would have potentially within the area.

In conclusion he stated that the residents were concerned about the potential nature of the proposed residents, the closeness of various educational establishments, the financial security of the applicants and associated arrangements of the various companies involved with the application.

Cllr M Jobe attended the meeting at this point.

The Clerk reminded the meeting that Cllr Jobe was only in attendance at a late stage of the meeting which therefore placed him at a disadvantage as being unable to comment on the matter. Members were also reminded that the Town Council was only a consultee in the process and that Telford & Wrekin Council would as the local planning authority would determine the application in accordance with the current planning policies and legislation and that notwithstanding all the comments as stated although valid and noted might not be sufficient material planning grounds in the view of T&W.

Members noted the same and the comments made but were advised that no further consideration of this application could be given at this time until the matter could be included on a formal agenda after having given due notice and members being able to obtain as much information in relation to the application. Mr and Mrs Gledhill and Cllr Jinks were thanked for their attendance at the meeting and it was confirmed that their comments had been noted – and that both parties would be advised of the next meeting of the Committee when a date had been finalised.

35/23 To agree date and time of next meeting

The next meeting would be held on Wednesday 19th July 2023 at 6.00pm unless an earlier meeting was required. The following members unanimously voted in agreement Cllr Snell, Cllr McGinn, Cllr Williams, Cllr Woolley and Cllr Jobe. There were no votes recorded against or any abstentions.

Signed
19th July 2023