

# Wellington Town Council

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**Cllr Paul Davis**



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## **PLANNING COMMITTEE**

Minutes for the meeting held at the Wellington Civic Offices, Wellington on **Tuesday 21<sup>st</sup> November 2023** commencing at 6.00pm.

### **Present:**

Cllr R Snell  
Cllr G Cook  
Cllr L Woolley

Cllr J McGinn  
Cllr S Williams  
Cllr M Jobe

**In attendance:** Gavin Ashford, Patrick Mottershead, Harriet Broster from Telford & Wrekin, Karen Roper, Town Clerk, Cllrs A. Lowe and J. Gorse.

**98/23 Welcome and Introductory Comments** - The Chairman warmly welcomed everyone to the meeting and thanked them for their attendance.

**99/23 Apologies for Absence** – Were received from Cllr S. Williams – due to a work commitment and Andrew Roberts for illness. The following members voted to accept the apologies. in agreement Cllr Snell, Cllr McGinn, Cllr Cook, Cllr Jobe and Cllr Woolley. There were no votes against or any abstentions.

**100/23 Declarations of Interest** - None.

**101/23 Presentation on the Telford & Wrekin Local Plan Review – Draft Local Plan** – The Chairman invited Gavin Ashford to present to the meeting. Gavin made the following points;

- This was a consultation to look at land use and plan where larger developments can go within the Borough rather than have them imposed.
- The plan covers the period from 2020 to 2040 and the Borough are required by law to review it every 5 years. The plan is currently at the draft stage.
- The consultation closes on 12<sup>th</sup> January 2024 responses can be made by anyone via the portal email or letter. The portal is the preferred option for officers and after taking into account the remarks received, a final version of the plan goes out for people to comment on early in 2024. Then both the comments and the revised plan will go to the planning inspectorate who could make observations, the plan is then adopted.
- The objective is to reflect the vision for the Borough to protect greenspace and preventing large scale unplanned development by allocating housing sites. The sites would take into account highways, employment land, housing density and access to healthcare.
- 20 thousand homes are due to be built by 2040, 11,500 have either been built or are already allocated leaving 8,800. This figure is likely to reduce because of smaller sites that are granted through the 'normal' applications received and are added as they occur. These are referred to as 'windfall' applications.

- The new housing sites are distributed over the Telford, Newport and rural areas. Gavin explained that Newport is classified as an Urban area.
- The Chairman asked about Neighbourhood Plans as Wellington does not have one but he was aware that other parishes have. Gavin gave an overview of what a Neighbourhood plan might cover explaining it was a useful document if local people wanted to express their views on the future development of their area.
- Brown field sites are maximised as far as possible.
- The boundary of Telford itself would need to expand due to an increasing population and demand for homes. The objective is to create sustainable urban development that people would like to live their lives in. Taking into account demographic changes working with developers and land owners to include primary and secondary school sites, local centres and extra care sites for older residents, accessible green space and creating nature reserves supplying biodiversity net gain sites at a minimum of 10%.
- Members asked questions and received answers on;
  - **Fitting solar panels & heat pumps-** *there is a requirement for developers to consider thermal efficiency and renewable energy written into the plan. Members asked why the Borough did not insist on all new buildings being fitted with solar panels and heat pumps. Specific forms are not identified and the expectation is that up to date technologies would be used within the new developments but cannot be imposed by the Borough.*
  - **Surface water and drainage** – *The plan does cover this and officers were working with Severn Trent looking at the best solutions especially for the bigger strategic sites.*
  - **New nature reserves, could existing areas be designated?** - *this is a separate process that the detail is not included in this consultation but may be raised with the Ecology Team and via this consultation.*
  - **Enforcing energy efficiency and self-generation** – *it is not a legal requirement for buildings to generate their own energy now.*
  - **Affordable housing** – *Policy is within the plan some are delivered through Homes England 106 grants.*
  - **Do you rank developers in terms of their green credentials** – *Officers at T&W cannot rank developers other than for applications relating to publicly controlled land.*
  - **3 phase supply for car charging** – *Captured in new building regs.*
  - **Active travel, walking and cycling** – *consultants Atkins had been commissioned to look at transport around the sites that had been brought forward and how links can be built into the wider plan.*
  - **103 homes were planned for Wellington** - *at Junction 6 M54 for employment, the Holyhead Road/ Roman Road, Wappenshall, Bratton, Cluddley, Shawbirch, Brandon Ave.*
  - **Members asked about GP surgeries and health services** – *work was being done with the CCG about GP provision efficient use of existing buildings and identification of new sites where needed, taking into account population growth and demographics.*
  - **Responses from town and parish councils as well as individuals were welcomed.**

The Chairman sincerely thanked Gavin, Harriet and Patrick for attending tonight and for a very helpful well received and appreciated presentation.

The officers and Cllrs Gorse and Lowe left the meeting.

#### **102/23 To approve the minutes of the meeting of the Committee held on Wednesday**

**01.11.23** - It was proposed by Cllr Cook, seconded by Cllr McGinn and **RESOLVED** that the minutes of the meeting held on Wednesday 01.11.23 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 Cook, Cllr Jobe and Cllr Woolley. There were no votes recorded against or any abstentions.

**103/23 Matters arising from the Minutes** – There were no matters arising

**104/23 To receive details of Planning Applications received since the last meeting:**

**TWC/2023/0823 109 Bridge Road, Wellington, TF1 1DZ**  
Change of use from commercial, business and service retail unit (Use Class E) to a residential (Use Class C3) and commercial business and service retail unit (Use Class E) and HMO (Use Class S8) and a flat (Use Class C3) at first floor and first floor and first floor (Part Retrospective) at first floor (Part Retrospective). <https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2023/0823> Members voted on the above application and concluded that it was overdevelopment of the site so the following members wished to **OBJECT**, Cllrs Snell, McGinn, Cook, Jobe and Woolley. There were no votes against or any abstentions.

**TWC/2023/0833 22 North Road, Wellington, TF1 3ED**  
Erection of a part single storey, part two storey front and side extension and single storey rear extension. Members voted on the above application and the following members had **NO OBJECTIONS** Cllrs Snell, McGinn, Cook, Jobe and Woolley. There were no votes against and no abstentions.

**TWC/2023/0834 39 Harvey Crescent, Arleston, TF1 2NZ**  
Erection of two storey side extension, front porch and 2 no. canopies. Members voted on the above application and the following members had **NO OBJECTIONS** Cllrs Snell, McGinn, Jobe and Woolley. Cllr Cook felt it was overdevelopment and voted to **object**. There were no votes against and no abstentions.

**TWC/2023/0839 14 Kingsway Crescent, Arleston, TF1 2LQ**  
Erection of a two storey side and rear extension. Members voted on the above application and the following members had **NO OBJECTIONS** Cllrs Snell, McGinn, Cook, Jobe and Woolley. There were no votes against and no abstentions. <https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2023/0839>

**TWC/2023/0840 4 Tan Bank, Wellington, TF1 1HJ**  
Replacement of a part single storey, part two storey front and side extension and single storey rear extension. Members voted on the above application and the following members had **NO OBJECTIONS** Cllrs Snell, McGinn, Cook, Jobe and Woolley. There were no votes against and no abstentions.

**105/23 Correspondence** – There was no correspondence to report.

**106/23 To agree date and time of next meeting** – There was brief discussion on moving these meetings to Tuesdays but due to potential clashes with Full Council it was agreed to keep the situation under review. It was confirmed **the next meeting would be held on Wednesday 13.12.23** at 6.00pm unless an earlier meeting was required. The following members unanimously voted in agreement Cllrs Snell, McGinn, Jobe and Woolley. Cllr Cook gave his apologies due to a meeting clash with the Borough. It was agreed to set up a WhatsApp group to discuss the Wellington response to the Local Plan Review.

Signed .....13<sup>th</sup> December 2023