

Wellington Town Council

Town Mayor
Cllr Paul Davis



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PLANNING COMMITTEE MINUTES OF 14TH FEBRUARY 2024 HELD AT CIVIC OFFICES WELLINGTON.

Cllr. Snell - Chairman	Cllr. McGinn	Cllr. Woolley	Cllr. Williams
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Also in attendance; one member of the public and Karen Roper- Town Clerk.

140/23	Welcome and Introductory Comments – The Chairman welcomed everyone to the meeting and commented that he felt some training by an experienced planning officer might be of help to members.		
141/23	Apologies for Absence – Apologies were received and approved for Cllr G. Cook and Cllr M. Jobe for family matters. The following members voted in favour – Cllrs Snell, Williams, McGinn and Woolley – there were no abstentions and no votes against.		
142/23	Declarations of Interest – None were made at this point on the agenda		
143/23	Matters Arising from those minutes – None		
144/23 To consider details of planning applications received since the last meeting.			
<u>TWC/2024/0101</u>	N/A	Strickland House, The Lawns, Wellington, Telford, Shropshire, TF1 3BX	Erection of outbuilding for use as a training room
https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2024/0101			
There were NO objections to the application. The following members voted in favour – Cllrs Snell, Williams, McGinn and Woolley – there were no abstentions and no votes against.			
<u>TWC/20230823</u>	N/A	19 Bridge Road, Wellington, Telford, Shropshire, TF1 1DZ	Change of use from commercial, business and service retail unit (Use Class E) and 2no. residential units (Use Class C3) to commercial, business and service retail unit (Use Class E) and HMO (Use Class Sui Generis) at ground floor and HMO (Use Class Sui Generis) at first floor (Part Retrospective) ****AMENDED PLANS & ADDITIONAL INFORMATION RECEIVED****

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWc/2023/0823>

- 1) The Chairman said he had difficulty in obtaining information from the website.
- 2) There had been a reduction from 18 units down to 14
- 3) Parking – there were no parking facilities identified and there were highway conditions that will need to be taken into account. Members felt there was not enough parking and stated they do not want car parking problems being pushed elsewhere.
- 4) Members decided to **agree, with this application subject to the conditions stated by the highways**. The following members voted in favour – Cllrs Snell, Williams, McGinn and Woolley – there were no abstentions and no votes against.

<u>TWC/2024/0072</u>	N/A The Priory Nursing Home, Spring Hill, Wellington, Telford, Shropshire, TF1 3NA	Erection of a two storey specialist alzheimer's day care and respite care centre and associated works
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<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWc/2024/0072>

There were **No objections** to the above application. The following members voted in favour – Cllrs Snell, Williams, McGinn and Woolley – there were no abstentions and no votes against.

<u>TWC/2024/0057</u>	N/A 29 Tan Bank, Wellington, Telford, Shropshire, TF1 1HJ	Change of use from hairdressers (use class E(a)) to a mixed use restaurant (use class E(b)) and takeaway (sui- generis) and erection of a rear single storey link extension
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<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWc/2024/0057>

Members were aware that there were a lot of objections to this application. The following members voted to **refer this application so would call in this decision** – Cllrs Snell, Williams, McGinn and Woolley voted to refer– there were no abstentions and no votes against.

145/23 **Update on the local Plan** - The Chairman thanked everyone for all their work in preparing the response which was sent on the closing date, 31st January 2024. A copy is appended to these minutes. Cllr McGinn said that contributions had been received from other organisations such as the Ramblers and Dothill Conservation Group and it was agreed they would all be sent copies of the response.

146/23 **Telford and Wrekin Planning Committee Applications** – Members were informed that the next meeting for Telford and Wrekin Planning Committee is on Wednesday 6th March 2024.

147/23 **Urgent Matters** - There were no urgent matters raised.

148/23 **The next meeting date was agreed as Wednesday 6th March at 6.00pm.** The Clerk was asked to enquire if a Planning Officer would be available to attend this meeting.

Chairman.....Date.....

Response to the Local Plan consultation dated 31.01.24

To: Strategic Planning Team 01952 38421 localplan@telford.gov.uk send via council email address

Our Question

What do Wellington Town Planners need to do to ensure that the Local Plan is implemented efficiently effectively and transparently?

Introduction

From the Local Plan drop in presentation at Wellington Civic Offices 22 November Wellington Town Planning Committee have included the Wellington Local Plan on its 3 weekly meetings.

This response was gathered via the output from the initial drop in session plus a dedicated brainstorm session and regular reviews via planning meetings and our What's App group. The Friends of Dothill Nature Reserve and Ramblers Well-Being Walks Committees input on Green Corridors and Sustainable Urban Extensions – SUE's - is addressed in more detail in Appendices 1 & 2 and we are happy to support these well-established volunteer's proposals as they are based on "on the ground" experiences and quote from lessons learned from the impact on green areas and green corridors of earlier new developments.

The scope of our review focuses on what we consider to be protection opportunities in urban and rural conservation areas and the potential knock-on impact of the planned developments at Bratton & Shawburch on the Dothill & Shawburch Local Nature Reserve and existing and planned Green Corridors

1. Wellington Conservation area.

In our brainstorming session members raised issues relating to what the group coined the phrase "Residentialisation" of the town to describe the utilisation of vacant, dilapidated and possibly close to dereliction sites in and adjacent to the defined conservation area

The following concerns were raised as potential opportunities:

- New Street and the Square appear to carry spare capacity for example above older businesses in the street.
- One building in the square has both vacant business premises and has been unoccupied for so long that it generates concern with the public because they consider it to be dilapidated or even derelict.

Inclusion in the Local Plan for incentivised Regeneration of these urban opportunities could contribute to continuous Levelling Up in the Town

2. Wellington Market

The market is currently undergoing positive change and is owned by Telford and Wrekin Council.

The Local Plan should support preservation of the market history and at the same time enable suitable modernisation and development to support more new diverse and locally

sustainable business and leisure opportunities to attract the expanding population brought about by new development

3. Green Spaces, Green Corridors & Bratton and Shawburch New Developments.

New Developments

The committee strongly supports the Local Plan Green provisions for the new developments at Bratton & Shawburch and identifies the following as of particular interest for inclusion in the first tranche of new development:

A fixed percentage of affordable housing – a suggestion of 25% was put forward. The planned figures are the minimum that must be achieved for the community and not be allowed to be reduced by any developers.

Emphasis on incentivised energy saving measures for all new homes to include Solar panels, Heat Pumps, High insulation and other green measures.

Realistic Provision of EV points throughout the home and the entire development

Example - Hackney Council already have EV chargers in existing residential areas. They are installed as part of the street lighting system.

Improved road and transport structure for the development incorporating management of green corridors

Adequate Schools provision must be included for such a large development. Re.

NHS A&E and GP services to support adequately and safely the growing and existing population

Local shopping areas that reduce travelling and provide adequate facilities.

Green Spaces & Green Corridors

The Local Plan should support a working environment framework that leads to a unified green approach and the sharing of data and good practices across LNRS & Green Guarantee sites included within the Local Plan and supported by the published results of an Impact Analysis on adjacent Green Spaces taking in projections of the new build impact in Shawburch & Bratton that is hard wired into the Local Plan and subject to regular review through to 2040.

The scope of the responses at Appendix 1 and 2 below includes the first tranche of new developments at Bratton and Shawburch, the Dothill and Shawburch & Apley Woods LNRS, The Lime Trees & Little Apley Pool and their connecting Green Corridors.

Appendix 1 Dothill & Shawbirch LNR

To whom it may concern, Ref: The proposed housing developments on the north side of the A442, 3100 Houses and to the northwest of Bratton and Shawbirch, 2100 Houses. As the managing committee of The Friends of Dothill & Shawbirch Local Nature Reserve we would like to express our concern as to the detrimental effect the proposed development will have. The Nature Reserve will be negatively impacted in two distinct ways as follows:

1. 'Green corridors' are essential to the viability of any nature reserve; our small animals need access to surrounding open countryside to keep their gene pools healthy. The housing development would push the reserve further away from open countryside, making access for mammals, amphibians and reptiles almost impossible. (Apley Park's population of yellow-necked mice is under threat of localised extinction because it is currently surrounded by developments.)
2. As a result of the developments at the Maxell and Charlton sites we have observed a considerable increase in footfall on the reserve along with the number of dogs that that brings. Yes, the reserve is a public amenity, but its value is as a place where people can commune with nature, so a balance surely must be struck. Our Chairman has seen water voles being frightened off by dogs splashing through the water. If the number of dogs doubles because of new housing, our ground-nesting birds for example have no chance. We recognise that we must have co-existence but there needs to be a limit.

Yours faithfully Friends of Dothill & Shawbirch LNR- Management Committee

Keith Jones - Chair

Fiona Dean - Vice Chair

Kevin Angell - Minutes Secretary

Russell Pugh - Treasurer

Mike Hughes - Liaison Officer

Joerg Niehoegen - Biological Recording Officer

Stuart Mapp - Paths Officer

Ian Rogerson - Health & Safety Officer

Appendix 2 Ramblers & Sustainable Urban Extensions

Local Plan Review, comments from Ramblers Wellbeing Walks, Telford, and Wrekin

Ramblers Wellbeing Walks, Telford and Wrekin exists to provide short, safe, circular walks all over the Borough, so the existence of such routes is of prime importance to us.

We are looking at the plan purely with regard to opening and maintaining, local access to green spaces and connectivity with existing and possible new Public Rights of Way.

This document has been produced in consultation with various walking organisations in the town.

We have decided to restrict our comments to general points that we feel should apply to all of the Sustainable Urban Extensions (SUEs)

- 1) Where SUEs are bounded by an existing highway, where they don't already exist, these highways should have adequate footpaths and cycle ways along them to allow safe pedestrian and cycle transit between all pedestrian and cycle access points into the SUEs
- 2) Safe crossing points should be created on all existing highways at all access points into the SUEs
- 3) Access points into SUE's should be created adjacent to all existing settlements and housing to allow easy access into the SUE' to reach community hubs and amenity spaces.

- 4) Adequate green corridors and buffer zones should be included to maintain separation between new housing within the SUEs and any existing housing.
- 5) All existing, and any new, Public Rights of Way (PRoWs) should have legal exits onto highways and not fall short of reaching the highway as some in the Borough do at present.
- 6) Drainage should be diverted away from existing overloaded sewers.
- 7) Streams and brooks, existing and new, should be tree lined and have footpaths on both sides of the watercourse.
- 8) Construction vehicle access should be routed to cause minimum impact to existing housing developments and access to them.
- 9) All existing, and new PRoW connecting to, or passing through any SUE should be classified as 'Major' in view of the immediate population who will want access to open countryside. These RoW's MUST be adequately maintained to provide all-year access. Current issues on many of them are cropping, and overgrowth.