

Wellington Town Council

Town Mayor
Cllr Usman Ahmed



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PLANNING COMMITTEE MINUTES FOR WEDNESDAY 23rd OCTOBER 2024 HELD IN THE MEETING AT CIVIC OFFICES COMMENCING AT 6.00PM

Cllr. J. McGinn - Chairman	Cllr M. Jobe	Cllr P.Davis	Cllr L. Woolley		
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Also in Attendance – Deputy Mayor Cllr Reg Snell and Caroline Mulvihill Deputy CEO

- 73/24. Welcome and Introductory Comments** – The Chairman welcomed everyone to the meeting.
- 74/24. Apologies for absence** - Were received and accepted from Cllr. Cook, Cllr Williams and Cllr Gorse
- 75/24. Declarations of Interest** – there were no declaration of interest received.
- 76/24. To approve the minutes of the meeting held on the 2nd October 2024** – The minutes were proposed as true and accurate record by Cllr Jobe and seconded by Cllr Wooley. The following members voted in favour; Cllrs. McGinn, Jobe, Woolley, and Davis, there were no abstentions and no votes against.
- 77/24. Matters arising from those minutes** – There were no immediate matters arising from those minutes.
- 78/24. To receive details of Planning Applications received since the last meeting.**

<u>TWC/2024/0745</u>	N/A	Unit 2, 125 King Street, Wellington, Telford, Shropshire, TF1 1NU	Change of use from Use Class E(c) to a mixed use of Use Class E(b) Restaurant, Takeaway and Sui Generis with extraction flue Object The road is already excessively busy in which residents struggle to park on multiple occasions throughout the week near their home due to the traffic and parking. It is believed that a take away would cause further traffic and disruption into the late evening/ night for residents from delivery drivers. There are already multiple takeaways within the community of wellington and another would not be of benefit.	17/10/2024
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It is believed that this property is in a flood risk area – could this be checked

Object also to the term used 'Sui Generis as the application is for a Restaurant / Takeaway

<u>TWC/2024/0733</u>	N/A	37 Arleston Avenue, Arleston, Telford, Shropshire, TF1 2PB	Erection of a two storey rear extension No Objection	15/10/2024
<u>TWC/2024/0729</u>	N/A	22A Market Street, Wellington, Telford, Shropshire, TF1 1DT	Change of use of ground floor rear office (Use Class E(g)(i)) to a 1no. bedroom flat (Use Class C3) Object Members agreed with comments made on the portal that include: Inadequate parking, bins are not on their land, Fire Risk, loss of window for escape route, loss of retail unit which would be detrimental in local heritage and historic building. An overdevelopment.	10/10/2024
<u>TWC/2024/0114</u>	1	25 Tan Bank, Wellington, Telford, Shropshire, TF1 1HJ	Variation of Conditions 4 (Opening hours) and 7 (Use of takeaway) of planning application TWC/2023/0567 (Change of use from mixed use accommodating concert hall and live music venue (Use Class D2) and nightclub (Sui Generis) to mixed use space accommodating community centre, arts centre, food bank, retail shop, social supermarket, pop-up restaurant space, taxi/private hire operations, cafe, bar, takeaway, concert hall, grassroots music venue, nightclub and residential unit (Sui Generis) with no external changes (Part Retrospective)) to allow the change of takeaway operation times and allow use for visiting members of public and home delivery service **AMENDED DESCRIPTION AND ADDITIONAL INFORMATION SUBMITTED** Object No clear changes have been made from previous application Members agreed with Built Heritage Conservation comments	10/10/2024
<u>TWC/2024/0724</u>	N/A	1 Chestnut Drive, Wellington, Telford, Shropshire, TF1 3NJ	Conversion of existing garage into habitable space (Retrospective) No Objection	09/10/2024
<u>TWC/2024/0701</u>	N/A	11 New Street, Wellington, Telford, Shropshire, TF1 1LU	Repairs and maintenance to existing roof covering, eaves, rainwater goods, elevation timber structure, reinstatement of lime render to existing cement rendered rear gabled elevations, repair and redecoration of external joinery and metalwork, roof structure repairs, roof void fire stopping to party wall with adjoining property, repairs and maintenance to internal finishes at 2nd floor level retail accommodation, including renewal of lath and lime plaster ceilings and lime plastered walls and repairs to old timber wide staircase and suspended timber floors, decoration of plaster and internal joinery,	26/09/2024

redcoration of 1st floor level retail accommodation,
including plaster and internal joinery

No Objection

79/24. Previous Application update

N/A

80/24. Telford & Wrekin Planning Committee applications (if any)

The next meeting of the Telford & Wrekin Council Planning Committee is due to meet on 23rd October 2024 at 6pm

81/24. Urgent matters (for information only) – There were no urgent matters.

82/24. To agree the date and time of the next meeting – Wednesday 13th November at 6.00pm.
Cllr Wooley gave his apologies in advance of the meeting.

Chairman.....13th November 2024