

Wellington Town Council

Town Mayor
Cllr Reg Snell



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PLANNING COMMITTEE MINUTES FOR WEDNESDAY 27th AUGUST 2025 HELD IN THE MEETING ROOM AT CIVIC OFFICES COMMENCING AT 6.02PM

Cllr Cook (Chairman)	Cllr Latter	Cllr Williams		
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Also in Attendance – Caroline Mulvihill Deputy CEO, Cllr Lisa Jinks and 17 members of the public

- 23/25 Welcome and Introductory Comments** – Cllr Cook opened the meeting, welcomed members and thanked Cllr Jinks and the members of the public for attending.
- 24/25 Apologies for absence** – Were received from Cllr Wooley and Cllr DeLauney. The following members voted to accept the apologies: Cllr Cook, Cllr Latter and Cllr Williams, there were no abstentions and no votes against. The apologies were accepted.
- 25/25 Declarations of Interest** – Cllr Williams mentioned a tangential declaration that his wife had inherited a property on Severn Drive which is in the vicinity of Emral Rise. There were no further declarations of interest.
- 26/25 To approve the minutes of the meeting held on the 6th August 2025**
Proposed by Cllr Latter, seconded by Cllr Williams, and **RESOLVED UNANIMOUSLY** by Cllr Cook, Cllr Latter and Cllr Williams that the minutes of 6th August were a true and accurate record.
- 27/25 Matters arising from those minutes** – N/a
- 28/25 To receive details of Planning Applications received since the last meeting.**

It was agreed to discuss item 2 first.

<u>TWC/2025/0563</u>	N/A	37 Arleston Avenue, Arleston, Telford, Shropshire, TF1 2PB	Erection of a part single storey, part two storey rear extension and conversion of outbuilding to 1no. annexe following the erection of a two storey extension	19/08/2025	1
NO OBJECTION					
<u>TWC/2025/0547</u>	N/A	10 Emral Rise, Dothill, Telford, Shropshire, TF1 3LG	Change of Use of a dwellinghouse (Use Class C3) to a small children's residential care facility (Use Class C2)	14/08/2025	C

and installation of 1no. window on first floor north east elevation

OBJECTION

TWC/2025/0547

17 members of the public had attended to show their united support in the OBJECTION to this plan.

Mr Ian Taylor and Cllr Lisa Jinks both read their formal statements on their objections. A letter from Dorothy Huntley was also tabled.

Objections included:

- LPA Material change of use C3 to C2 – full planning required
- Location of venue in quiet road
- Noise pollution
- Inadequate car parking for staff, visitors and local authorities – only 2 spaces
- Privacy of surrounding homes effected
- Congestion on an already narrow street
- Potential antisocial behaviour
- No recreational facilities in the immediate area for children
- 24/7 access required
- Elderly residents feeling unsafe
- Near to over 55+ development
- Proximity to valued nature reserve
- Character of building out of context
- 12 objections at time of meeting so impacting local community
- Venues such as Farcroft deemed a more suitable site

Cllrs Williams and Latter made the below comments:

- The status of the mental health / behaviour of the children is an unknown and the potential nature of the children was not a factor in the considerations
- Everyone is entitled to a place to live
- Parking, increased traffic and the logistics of 24/7 visitors, building not deemed suitable and the property management were a cause for concern
- Farcroft was not financially a viable option as it was too big

29/25 Telford & Wrekin Planning Committee applications (if any) - The next meeting of the Telford and Wrekin Council Planning Committee is due to meet on 10th September 2025

30/25 Agree the regularity of WTC Planning meetings

It was agreed to move the Planning Committee meetings to every 4 weeks, from 3 weeks to the last Thursday of the month beginning on Thursday 30th October at 6pm.

31/25 Urgent matters (for information only)

- **TWC/2025/0512**

The supporting statement includes information on the uses for the site.

The application form and supporting statement does not mention a change of use and the applicant has advised the following, on the supporting statement:

“In conclusion, we respectfully request that retrospective planning permission be granted to regularise the use of the food trailer at this location, allowing the continuation of a popular local amenity that serves the community and enhances the character of the area”

NO OBJECTION

- **Sipp and Spice, Wellington Express – consultation ends 10th September – to be added to the next meeting agenda**
- **Tan Bank – Hairdressers to Takeaway – email from P. Wilson – To be added to the agenda when an official application comes via T & W**

32/25 To agree the date and time of the next meeting as 6.00pm, Thursday 30th October 2025

Chairman.....30th October 2025