

Wellington Town Council

Town Mayor
Cllr Reg Snell



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PLANNING COMMITTEE MINUTES FOR WEDNESDAY THURSDAY 4TH DECEMBER 2025 **HELD IN THE COMMITTEE ROOM AT CIVIC OFFICES COMMENCING AT 6.05PM**

Cllr Cook (Chairman)	Cllr Latter	Cllr Williams		
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Also in Attendance – Caroline Mulvihill Deputy CEO, Cllr Lisa Jinks and 15 members of the public

- 42/25 Welcome and Introductory Comments** – Cllr Cook opened the meeting and welcomed committee members and the public for their attendance
- 43/25 Apologies for absence** – No apologies were received.
- 44/25 Declarations of Interest** – No apologies were received.
- 45/25 To approve the minutes of the meeting held on the 6th November 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 November were a true and accurate record.
- 46/25 Matters arising from those minutes** – N/a
- 47/25 To receive details of Planning Applications received since the last meeting.**

Proposed by Cllr Cook, seconded by Cllr Williams, and **RESOLVED UNANIMOUSLY** by Cllr Cook, Cllr Latter and Cllr Williams that item TWC/2025/0547 would be discussed first.

<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) and installation of 1no. window on first floor north east elevation ****AMENDED PLANS & ADDITIONAL INFORMATION RECEIVED**** Nicky Pitchford, Trevor Beeston and Cllr Jinks were invited to speak. Concerns were raised regarding: Allocated parking and traffic congestion. Can those with limited mobility and sight navigate safely past the development	17
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Fear of antisocial behaviour

Inappropriate location, change of residential to commercial

Lack of full traffic impact survey

Building control to confirm downpipe has drainage and side window meets standards of 1.7m and 45 degrees.

Economic Impact

Over 50 objections from the public received

Cllrs agreed with the above concerns. WTC OBJECT to these plans, not because of the nature of the project, but because of the parking / traffic issues raised.

OBJECT

<u>TWC/2025/0804</u>	N/A	Car Park to the rear of Carpathian Bear Restaurant, Tan Bank, Wellington, Telford, Shropshire	Siting of 3no. temporary catering vans (Part-Retrospective) OBJECT Unfair on local businesses that pay rates	21/11/2025	:
<u>TWC/2025/0800</u>	N/A	11 Old Hall Gardens, Wellington, Telford, Shropshire, TF1 2NG	Replacement of 1no. timber framed window with a heritage slimline glazing timber framed window on the west elevation (Full Planning Application) NO OBJECTION	20/11/2025 5	:
<u>TWC/2025/0799</u>	N/A	11 Old Hall Gardens, Wellington, Telford, Shropshire, TF1 2NG	Replacement of 1no. timber framed window with a heritage slimline glazing timber framed window on the west elevation and restoration of 17th century internal wood panelling in the sitting room only (Listed Building Consent) NO OBJECTION	20/11/2025 5	:
<u>TWC/2025/0793</u>	N/A	Wrekin Buildings, Tan Bank, Wellington, Telford, Shropshire, TF1 1HJ & 1 Walker Street, Wellington, Telford, Shropshire, TF1 1BD	Installation of 2no. sets of black 2m high metal double gates to the ground floor external recessed doorways NO OBJECTION	17/11/2025	!
<u>TWC/2025/0480</u>	N/A	Site of Former The Wrekin Endeavour Centre, North Road, Wellington, Telford, Shropshire	Erection of 40no. affordable dwellings with associated parking and amenity space ***Amended Plans and Documents Submitted***	17/11/2025	!

OBJECT

Extreme over development. Traffic /
Parking concerns

48/25 Telford & Wrekin Planning Committee applications (if any) - The next meeting of the Telford and Wrekin Council Planning Committee is due to meet on 10th December 2025

49/25 Urgent matters (for information only)

- N/A

50/25 To agree the date and time of the next meeting as 6.00pm, Thursday 8th January 2025

Chairman.....8th January 2026