

Wellington Town Council

Town Mayor
Cllr Reg Snell



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PLANNING COMMITTEE MINUTES FOR WEDNESDAY 6th AUGUST 2025 HELD IN THE MEETING ROOM AT CIVIC OFFICES COMMENCING AT 6.00PM

Cllr Cook (Chairman)	Cllr Latter	Cllr DeLauney	Cllr Williams	
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Also in Attendance – Caroline Mulvihill Deputy CEO, Cllr Paul Davis and David Tooley Local Democracy Reporter

- 13/25 Welcome and Introductory Comments** – Cllr Cook opened the meeting, welcomed members and thanked David Tooley and Cllr Paul Davis for their attendance.
- 14/25 Apologies for absence** – Were received from Cllr Wooley. The following members voted to accept the apologies: Cllr Cook, Cllr Latter, Cllr DeLauney and Cllr Williams, there were no abstentions and no votes against. The apologies were accepted.
- 15/25 Declarations of Interest** – There were no declarations received at this point in the meeting.
- 16/25 To approve the minutes of the meeting held on the 4th June 2025**
Proposed by Cllr Latter, seconded by Cllr DeLauney, and RESOLVED UNANIMOUSLY by Cllr Cook, Cllr Latter, Cllr DeLauney and Cllr Williams that the minutes of 4th June were a true and accurate record.
- 17/25 Matters arising from those minutes** – N/a
- 18/25 To receive details of Planning Applications received since the last meeting.**

It was agreed to discuss item 3 first.

<u>TWC/2025/0512</u>	N/A	Land at and site of Churchill Buildings, Queen Street, Wellington, Telford, Shropshire	Siting of a catering trailer (Retrospective) Clarification needed, on if the vendor is selling goods, using as storage, and if a change of use had been applied for.	30/07/2025	2
<u>TWC/2025/0510</u>	N/A	10 Manor Road, Arleston, Telford, Shropshire, TF1 2LG	Erection of a single storey rear extension No Objection	29/07/2025	1
<u>TWC/2025/0480</u>	N/A	Site of Former The Wrekin Endeavour Centre, North Road,	Erection of 40no. affordable dwellings with associated parking and amenity space.	21/07/2025	1

Wellington, Telford,
Shropshire

This application was called in by Cllr P Davis for T & W and by Cllr Cook for WTC

Paul Davis was invited to speak as a member of the public and on behalf of local resident's

Paul explained that there had been 36 complaints so far on this application

Concerns were raised over the already congested North Road being grid locked at school times with cars being parked all along the roadside blocking paths and wheelchair / buggy access.

40 additional homes would only exaggerate this already potentially dangerous hazard.

Safety and logic have not been applied with this application, nor has the street scene been considered.

The site offers inadequate parking and is deemed an irresponsible over-development and suitable for a maximum of 20 units only max.

All members agreed and strongly objected to this application as the needs of the local community are not being considered.

<u>TWC/2025/0478</u>	N/A	6 Lowry Close, Shawburch, Telford, Shropshire, TF5 0PR	Erection of a single storey rear extension with pitched roof following demolition of the existing rear extension No Objection	18/07/2025	08/08/2025
<u>TWC/2025/0472</u>	N/A	108 New Church Road, Wellington, Telford, Shropshire, TF1 1JD	Erection of a single storey rear extension No Objection	17/07/2025	07/08/2025
<u>TWC/2025/0460</u>	N/A	The Park Hotel, 12 Whitchurch Road, Wellington, Telford, Shropshire, TF1 3AG	Redecoration of existing public house external walls including colour changes No Objection	14/07/2025	04/08/2025
<u>TWC/2025/0452</u>	N/A	Wellington Market Hall, Market Street, Wellington, Telford, Shropshire	Replacement of existing main roof, existing fabric canopy roof over covered outdoor area, existing timber framed glazed panel doors with double glazed steel doors, existing single glazed fixed roof lanterns with double glazed system, expansion of food court area by enclosing an existing outbuilding, improvement works to the vehicle access and hard standing area to include the addition of concrete pavers, repainting of existing painted brick walls and repair, refurbishment or replacement where necessary of the external building fabric No Objection	08/07/2025	29/07/2025
<u>TWC/2025/0436</u>	N/A	2 Roseway, Wellington, Telford, Shropshire, TF1 1JA	Erection of a single storey rear extension No Objection	30/06/2025	21/07/2025
<u>TWC/2025/0428</u>	N/A	Site of Steeraway Farm, Limekiln Lane, Wellington, Telford, Shropshire	Variation of condition 14 (access visibility splay) on TWC/2021/1071 (Installation of a ground mounted solar farm with continued agricultural use (grazing), ancillary infrastructure and security fencing, landscape provision and ecological enhancements) to allow the reversion of the visibility splay requirement from 120m to 100m	26/06/2025	17/07/2025

Previous Application update

TWC/2025/0339 has been withdrawn

TWC/2025/0361 has had a decision made. It was "Full Granted"

TWC/2025/0359 has had a decision made. It was "Full Granted"

TWC/2025/0372 has had a decision made. It was "Full Granted"

19/25

20/25 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

21/25 Urgent matters (for information only)

Cllr DeLauney requested that the next Agenda has an item on it to discuss the regularity of the meetings suggesting they move in line with other council meetings and move from every 3 weeks to 4 weeks and delegating powers to the Clerk and Chair to approve / object smaller planning applications.

ACTION: Caroline to add to the next agenda

22/25 To agree the date and time of the next meeting as 6.00pm, Wednesday 27th August 2025

Chairman.....27th August 2025