

# Wellington Town Council

Town Mayor  
Cllr Anthony Lowe



Town Clerk  
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## PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices on **Wednesday, 26th February 2020** commencing at 6.00pm.

### **Present:**

Cllr J Alvey  
Cllr F Burns  
Cllr G Luter  
Cllr D Roberts  
Cllr G Cook  
Cllr L Jinks

**In attendance:** Andrew Roberts, Deputy Town Clerk, Cllr A Lowe – Mayor (ex-officio) and two members of the public.

### **162/19 Welcome and Introductory Comments**

The Chairman welcomed all members to the meeting.

### **163/19 Apologies for Absence**

Cllr S deLauney – on holiday  
Apology accepted.

### **164/19 Declarations of Interest**

Cllr A Lowe declared an interest in planning application TWC/2020/0102 as he was a property owner of an adjacent property at 2 Brewers Court, Wellington.

### **165/19 To confirm the minutes of the meeting – 5th February 2020**

It was proposed by Cllr Jinks, seconded by Cllr Cook and **RESOLVED** that the minutes of the meeting held on Wednesday 5th February 2020 be approved and signed by the Chairman as a true and accurate record.

### **166/19 Matters arising from those minutes**

Street Trading Consent – in response to an enquiry raised by Cllr Burns – members were informed that there was no current appeal procedure in relation to the delegated decision that had been concluded by the Telford & Wrekin Council Principal Licensing Officer. Following a further discussion it was agreed that the matter would be discussed further at a subsequent Planning Committee meeting. The Clerk suggested that he could contact the Licensing Service further.

### **167/19 Pre-Application Planning Enquiry: PE/2020/0027: former 3 Whitchurch Road, Wellington, TF1 3AG**

Proposed conversion of a public house into 14no self-contained flats with car parking, including potential extensions. It was considered that the enquiry details as provided was lacking in sufficient detail to enable a full assessment being made of the possible proposal and therefore it was considered that full consideration would be more appropriate if and

when a full application was submitted, although overall the collective view was that there was no objection in principle. Whilst members appreciated that the pub was now redundant it would be better to utilise the building for something rather than it being left empty. Cllr Jinks commented that this enquiry would represent the growth of HMOs within the immediate locality, if the conversion continued.

**168/19 Pre-Application Planning Enquiry: PE/2020/0050: 1 Wiseman Crescent, Wellington, TF1 2FJ**

Proposed creation of a vehicle access. No objection.

**169/19 Pre-Application Planning Enquiry: PE/2020/0069: 66 Haygate Drive, Wellington, TF1 2BZ**

Proposed erection of a first floor storey side extension above existing garage/utility. No objection.

**170/19 Pre-Application Planning Enquiries: PE/2020/0059: Hollies Road, Wellington, TF1 2AX, PE/2020/0060: North Road, Wellington, TF1 3DZ and PE/2020/0057: Oakfield Road, Shawbirch, TF5 0NA**

Proposed removal of BT public pay phone kiosks. Members were informed Members received details of these proposals together with details of the current BT adopt a kiosk scheme, the appropriate Borough Council members had been notified of the proposals together with the adopt a kiosk scheme. Following a discussion it was considered by members that there were no comments that they wished to raise in relation to their removal, following consideration of the appropriate guidelines that had been received by BT. Although there was a general discussion in relation to the possible adoption of BT phone kiosks it was felt that regard would have to be considered as to the ongoing financial commitment if kiosks were adopted by the Town Council. Members were informed that there could be a greater debate at the next Full Council meeting, when the minutes were accordingly presented.

**171/19 To receive details of Planning Applications received since the last meeting:**

**TWC/2020/0095 The Cock Hotel, 148 Holyhead Road, Wellington, TF1 2DL**  
Refurbishment of existing public house and hotel, involving the demolition of recent additions to the service area, construction of single storey restaurant, dining area and kitchens with 1no flue. Increase in beer garden area accessed from the car park, extension to the existing car park, removal of first floor extension over ground floor toilets (Full Planning Application). Cllr Lowe reported on a recent meeting that he and Cllr Alvey had discussed with the applicant at length and the long term plans of the owner. Members fully welcomed and encouraged the application and the substantial investment that was being made within the Town as a result.

**TWC/2020/0096 The Cock Hotel, 148 Holyhead Road, Wellington, TF1 2DL**  
Refurbishment of existing public house and hotel, involving the demolition of recent additions to the service area, construction of single storey restaurant, dining area and kitchens with 1no flue. Increase in beer garden area accessed from the car park, extension to the existing car park, removal of first floor extension over ground floor toilets (Listed Building Application). Members fully welcomed and encouraged the application and the substantial investment that was being made within the Town as a result.

**TWC/2020/0097 10 Bush Close, Dothill, TF1 3QN**  
Erection of a single storey side and rear extension and part conversion of existing garage. No objection.

**TWC/2020/0102 Site of 5 Church Street, Wellington**

Erection of 2 no. apartments. The owners of the adjacent property Mr Mark Stubley and Mr Peter Stumbley attended at the meeting and were invited by the chairman to address the meeting. They stated that they objected to the application on the grounds that the proposed development was that the proposed was situated too close to his property which could potentially undermine and possibly cause damage the structure of his building. They also considered that the proposed 2 storey development within this confined space particularly given that there was a poor access would constitute an overdevelopment. Cllr Lowe also indicated his objection to the proposal. He stated that access to the rear of the proposed development was extremely poor and that vehicular access was not possible, with the only viable access being pedestrian. The only access would be at the front of the neighbouring development known as Brewers court. As a result he commented that the question in relation to the current access arrangements were unacceptable, particularly given that they were reversing a van down the current access. This would make the access for construction traffic impossible if the development was approved. Following a discussion by the Committee it was felt that the application would represent an overdevelopment in the immediate locality if the application was approved.

**TWC/2020/0108 Lord Nelson Hotel, 11-13 Park Street, Wellington, TF1 3AE**

Conversion of hotel (Use Close C1) to 10no. residential apartments (Use Class C3) with 1no retained managers apartment and replace rear door with timber window (Full planning application). Members were mindful that there were no precise details as to the sizes of the individual units and that it had been noted that there was provision for a live in manager. It was further noted that this would be for care provision. Overall it was considered that there was insufficient information in relation to the unit sizes and that due to the lack of information that members were unable to comment further, and that further information was requested.

**TWC/2020/0109 Lord Nelson Hotel, 11-13 Park Street, Wellington, TF1 3AE**

Conversion of hotel (Use Close C1) to 10no. residential apartments (Use Class C3) with 1no retained managers apartment and replace rear door with timber window (Listed building application). Members were mindful that there were no precise details as to the sizes of the individual units and that it had been noted that there was provision for a live in manager. It was further noted that this would be for care provision. Overall it was considered that there was insufficient information in relation to the unit sizes and that due to the lack of information that members were unable to comment further, and that further information was requested.

**TWC/2019/0503 Land south/west of Donnerville Drive, Admaston**

Erection of 5no. detached dwellings and garages with associated access, public open space and landscaping. No objection.

**TWC/2020/0120 17 Wrockwardine Road, Wellington, TF1 3DA**

Erection of a single storey rear extension and access ramp to front elevation. No objection.

- TWC/2020/0123 26 Hollies Road, Wellington, TF1 2AX**  
Erection of a single storey side and rear extension. No objection.
- TWC/2020/0134 5 Rushbury Road, Wellington, TF1 3NT**  
Erection of a single storey rear extension (Part-Retrospective). No objection.
- TWC/2020/0147 7 Princess Avenue, Arleston, TF1 2LJ**  
Erection of a two storey side extension and a single storey rear extension. Members wished to object to this application on the grounds that it would constitute an overdevelopment within the immediate locality.
- TWC/2020/0150 20 Manor Road, Arleston, TF1 2LG**  
Erection of a two storey side and rear extension and a front porch. Members wished to object to this application on the grounds that it would constitute an overdevelopment within the immediate locality.

**172/19 Correspondence**

None.

**173/19 Telford & Wrekin Planning Committee Applications**

None.

**174/19 Urgent matters (for information only).**

None.

**175/19 To agree date and time of next meeting**

The next meeting would be held on Wednesday 18th March 2020 at 6.00pm.

Signed .....

18th March 2020