

Wellington Town Council

Town Mayor
Cllr Patricia Fairclough



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PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices (Remotely via Zoom) on **Wednesday, 4th November 2020** commencing at 6.00pm.

Present:

Cllr G Luter
Cllr G Cook
Cllr J Latter

Cllr L Jinks
Cllr D Roberts

In attendance: Andrew Roberts, Deputy Town Clerk. Cllr P Fairclough – Town Mayor (ex-officio) and Cllr K Tomlinson for planning application TWC/2020/0915 – Land opposite Dothill Primary School, Severn Drive, Dothill.

28/20 **Welcome and Introductory Comments**

The Chairman welcomed all members to the meeting.

29/20 **Apologies for Absence**

Cllr S deLauney and Cllr J Alvey.
Apologies accepted.

30/20 **Declarations of Interest**

None.

31/20 **To confirm the minutes of the meeting – 14th October 2020**

It was proposed by Cllr Cook, seconded by Cllr Jinks and **RESOLVED** that the minutes of the meeting held on Wednesday 14th October 2020 be approved and signed by the Chairman as a true and accurate record.

32/20 **Matters arising from those minutes**

None.

33/20 **To receive details of Planning Applications received since the last meeting:**

TWC/2020/0859 New College Telford, King Street, Wellington, TF1 1NY

Demolition of buildings B, D, H and J including the removal of a link building and installation of cladding (Listed Building Application). It was noted that this was a standard demolition application although the but that the listed building fronting King Street (the old Girls School) would be retained. There was further discussion as to whether the recently erected Science block would be demolished as well. Cllr Roberts wished her comments that she would object to the demolition of the former recently erected science block should be noted. No objection was agreed by the Committee.

- TWC/2020/0875 Site of Richmond House, Donnerville Gardens, Admaston**
Outline application for 4no. detached houses, garages and access with all other matters reserved. No objection.
- TWC/2020/0876 New College Telford, King Street, Wellington, TF1 1NY**
Installation of temporary cladding to the rear of the building. No objection.
- TWC/2020/0883 69 Hampton Hill, Wellington, TF1 2ER**
Erection of a two-storey side extension, single storey rear extension and conversion of existing garage to habitable space. Raising of roof height of existing garage and front porch. No objection, although there was a comment that the proposed work the subject of the planning application had already commenced and being undertaken.
- TWC/2020/0895 Dothill House, North Road, Wellington, TF1 3DZ**
Re-roofing works including the replacement of cement fillets with lead flashing to parapets, repointing of brickwork and installation of four low profile conservation to rear (north) slope. (Full Planning Application). No objection.
- TWC/2020/0896 Dothill House, North Road, Wellington, TF1 3DZ**
Re-roofing works including the replacement of cement fillets with lead flashing to parapets, repointing of brickwork and installation of four low profile conservation to rear (north) slope. (Listed Building Application). No objection.
- TWC/2020/0902 64 Saville Close, Wellington, TF1 2DU**
Erection of a two storey rear extension and loft conversion with dormer roof. Members agreed to defer consideration of this application, as they were unable to view the plans on the Telford & Wrekin Council planning portal.
- TWC/2020/0909 8 Ercall Lane, Wellington, TF1 2DY**
Erection of a single storey side and rear extension. No objection.
- TWC/2020/0915 Land opposite Dothill Primary School, Severn Drive, Dothill**
Outline application for the erection of a Care Home (Use Class C2) with all matters reserved. Cllr K Tomlinson had indicated that she wished to address the Committee as local ward member and she was accordingly invited, by the Chairman to address the Committee. She initially outlined and reminded members of the planning history of this site, and that she had previously requested that under Section 97 of the Town & Country Planning Act the existing planning application should be revoked. In relation to the proposed application she wished to propose that the application should be objected to by the Committee on the following grounds within the Local Plan:
Policy NE6 in that the application does not contribute or complement the aims of the Green Network.
Policy NE6, 6.4.4 the application would damage the visual quality and integrity of the wildlife habitat within the area, and it would result in the loss of a valuable open space buffer between the existing residential development and the designated wildlife site
Policy BE5 – the application site acts as an important visual and ecological link and the proposal would lead to the character of the wider area which would be detrimentally affected.
Therefore looking at the current Local Plan the proposed development

is unacceptable and was contrary to the provisions of policies within the Local Plan.

Members were also the question of traffic movements if the proposed development proceeded which would adversely impact on the Dothill Primary School which was located opposite the proposed development site. Cllr Jinks commented that she was in full support of the comments made by Cllr Tomlinson and cited that some works had already been undertaken and also agreed that the existing Planning permission be revoked. She cited that the local area was a beautiful area which would be prejudiced if the application was approved, and that this parcel of land should be incorporated within the designated LNR. Cllr Jinks referred to the existing traffic issues that were currently in existence that were being experienced adjacent to the Primary School and that the existing public traffic infrastructure would not be able to meet the needs of some of the employees that would be employed at the Care Home should the application proceed. The Committee also agreed to further request that the existing planning permission should be revoked. The Committee agreed unanimously to object to the proposed application on the basis of the comments outlined as above.

TWC/2020/0916 Shawbirch Roundabout, Shawbirch
Installation of butterfly sculptures. No objection.

34/20 Correspondence

The Clerk advised members that an email had been received which was subsequently forwarded to members in relation to a proposed Street Trading Consent. Members were informed that it had not been possible to hold a formal Committee meeting in time for a response to have been submitted to the Telford & Wrekin Council Licensing Service. Members had been requested to forward any comments to the Clerk, which would then be submitted. The Committee was informed that a number of comments had been received and these were submitted to Telford & Wrekin Council, but to date no response had been received. The Clerk confirmed that he would contact the Licensing Service in due course in order to seek an update and report further.

35/20 Telford & Wrekin Planning Committee Applications

None.

36/20 Urgent matters (for information only).

None.

37/20 To agree date and time of next meeting

The next meeting would be held on Wednesday 25th November 2020 at 6.00pm.

38/20 Exclusion of Press and Public

It was proposed by Cllr Roberts, seconded by Cllr Cook, and resolved that in accordance with Paragraphs 2 and 3 of Schedule 12A of the Local Government Act 1972 that the press and public be excluded from the next item of the meeting. Prior to proceeding to the next item of business the Clerk confirmed that the live stream had ended.

39/20 To receive details of the following pre-application enquiry in Wellington

The Committee were referred to the details of the pre-application planning enquiry that had been received and made comments on the pre-application enquiry.

Signed

25th November 2020