

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, 16th December 2020** commencing at 6.00pm.

Present:

Cllr G Luter
Cllr G Cook
Cllr J Latter

Cllr L Jinks
Cllr D Roberts
Cllr S deLauney

In attendance: Andrew Roberts, Deputy Town Clerk, Cllr Pat Fairclough – Town Mayor (ex officio) and Cllr P Davis – Deputy Mayor (ex officio). Donna Miles for planning application TWC/2020/0956: Bowring Park Café, Bowring Park, Haygate Road, Wellington.

62/20 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting.

63/20 Apologies for Absence

Cllr J Alvey.
Apology accepted.

64/20 Declarations of Interest

The Chairman, Cllr G Luter declared a personal interest in Planning Application TWC/2020/0214: 16 Roseway, Wellington, TF1 1JA on the grounds that he knew the applicant.

65/20 To approve the minutes of the meetings of the Committee held on 18th and 25th November 2020

It was proposed by Cllr Roberts, seconded by Cllr Cook and RESOLVED that the minutes of the meeting held on Wednesday 18th November 2020 be approved and signed by the Chairman as a true and accurate record.

It was proposed by Cllr Cook, seconded by Cllr Latter and RESOLVED that the minutes of the meeting held on Wednesday 25th November 2020 be approved and signed by the Chairman as a true and accurate record subject to the following clarification/amendment that in relation to Minute number 54/20: Planning application TWC/2020/0956: Bowring Park Café, Bowring Park, Haygate Road, Wellington, TF1 2BJ that whilst it was noted that the Committee had no objection in principle to the application it was felt that the Committee had sufficient concerns that the matter should have been referred to Full Council, but it had not been so referred.

66/20 Matters arising from the Minutes

None.

67/20 To receive details of Planning Applications received since the last meeting:

TWC/2020/0956 Bowring Park Café, Bowring Park, Haygate Road, Wellington, TF1 2BJ

Erection of building to provide seating for customers for the café. This item had been re-submitted to the Committee on the basis that a number of concerns that had been raised at the last meeting relating to whether the appropriate landowner's consent had been obtained, confirmation in relation to the reduction of car parking spaces and the precise design aspect of the proposal. The applicant, Donna Miles, had further requested that she wished to speak to the Committee, which had been granted by the Chairman. The Chairman invited Donna Miles to address the Committee.

She thanked the Committee for allowing her to address the Committee and thanked the Chairman for attending on site to obtain further details of the application. Initially she outlined the various external works that they had undertaken and the amount of monies that had been invested inside the building. She further highlighted the additional services that had been undertaken during the Coronavirus pandemic in and around Telford, which had involved the delivery of free lunches and the further addition of the distribution of breakfasts – the suspended meal scheme, which welcomed donations. She confirmed that the free school meal scheme during the October half term had commenced in February. Over this Christmas, further meal deliveries would be undertaken. A cycling group had started meeting at the Café and a running club had been established by one of their customers and a Happy to chat scheme, which had proved to be a lifeline for many residents. The café was now opened 7 days per week and because of the café activities, there were more visitors, which included visitors from all areas of the Borough to the park. She turned to the points of concern that had been raised at the previous meeting: Perceived substantial loss of car parking – she confirmed that there would be no further loss of car parking provision as the proposed seating area would equate to the current provision that had been lost as a result of the current structure being in place.

Design aspects – the previous meeting had expressed concerns that generally shipping containers were unsightly, however it was proposed that the proposed units to be used would only be single use, but these would be further adapted with the insertion of doors and windows the containers would be internally lit with LED lighting and as a result would not look like a normal shipping container. She further confirmed that further information in relation to the design had been circulated prior to the meeting.

Landowner's permission – the members were advised that the applicants had sought and obtained the appropriate consent when the application had been submitted.

Members commented on the application and welcomed the clarifications that had been confirmed. In answer to the question as to how many more customers would attend at the café, the applicants were unsure other than during this current pandemic the café had attracted more customers. Members were advised that at times there had been 25 tables provided outside and that the applicants were unaware of a similar operation within the borough, which they saw as both a benefit for the park but also Wellington. Members thanked her for the clarifications that had been provided. Following a further discussion the Town Council agreed to fully support this application - whilst the Members had been initially unclear on the design aspects of the proposed development, the effect of the loss of car parking

provision together with the confirmation that the appropriate permissions had been sought by the applicants. It was agreed that the applicant had confirmed these details and provided the required and complete clarification of these matters. Members were keen to offer their unconditional support to the application and wished to acknowledge the investment and service within the Bowring Park and that the applicants had delivered a quality offer within the Cafe, which had resulted in an increase in the number of regular visitors to the Park. Members also wished to acknowledge that the Cafe provided an ideal visitor destination, both to the park and to the Town. The Council wished the applicant(s) all the best for the future and formally offered no objection to the proposal.

68/20 To consider the Town Council's response to the Telford & Wrekin Council – Issues and Options Review of the Local Plan

Members were informed that the draft response that had been prepared had been circulated to all Committee members. The Chairman requested that members should consider the draft response that had been prepared and advise the Clerk of any amendments that they felt should be included. Members were advised that the closing date for any submissions was the 8 January 2021. The Committee noted that any proposed amendments would be considered on the next meeting of the Committee, to be held on Wednesday 6 January 2021, when the Committee's final response would be agreed, in order to allow for the submission of the same in accordance with the timetable.

69/20 Register of Buildings of Local Interest – Public Consultation

Members were advised that the Review of the Telford & Wrekin Council Register of Buildings of Local Interest was now open and that the response deadline was 5 February 2021. Members were requested to review the list that had been forwarded in advance of the meeting and to make any recommendations that could be submitted in accordance with the deadline. Members requested that an approach be made for the list that had been prepared by the Wellington History Group. The Clerk confirmed that he would accordingly request the same and that upon receipt he would circulate the same to Members. It was agreed that this would be a specific agenda item for the next meeting.

70/20 To receive details of Planning Applications received since the last meeting:

TWC/2020/0902 64 Saville Close, Wellington, TF1 2DU

Erection of a two storey rear extension and loft conversion with dormer roof. It was noted that a number of Members had indicated that they had difficulty in viewing the plans. Because of the difficulties that had been encountered previously the Clerk had circulated the plans in advance of the meeting. On the basis that a minimum of three members had been able to view the same, it was agreed that this matter would proceed. Following a discussion it was agreed that the Committee had no objection to the application.

TWC/2020/1021 Site of the Bungalow, Arleston Village, Arleston

Reserved matters application pursuant to outline planning permission TWC/2019/0923 for the erection of 3no dwellings and 3no single garages including details for appearance, landscaping, layout and scale. Following a wide ranging discussion members agreed to raise no objection to the application. However Cllrs Roberts and deLauney voiced their concerns that the proposed scheme represented an overdevelopment on the following grounds:

That an unadopted road, which was, both narrow, served this area and was dangerous due to its existing condition and that this would be increased with an increase in vehicle movements. It was also stated that there were also existing drainage issues, which had been

increased as a result of the neighbouring development. There were also concerns re the scope of the development that would change the character and nature of the area, which potentially would lead to an overdevelopment. It was further noted that this local area as a local village, which should benefit from further protection as a Conservation area.

TWC/2020/0214 16 Roseway, Wellington, TF1 1JA

Erection of a two-storey side and rear extension. Following a discussion it was agreed that the Committee wished to object to the application on the grounds that the proposed development represented an overdevelopment and would adverse on the amenity of the local vicinity including the loss of light and privacy.

TWC/2020/1019 13 Kingsway Crescent, Arleston, TF1 2LQ

Erection of a two-storey side extension and single storey rear extension. Following a discussion on this application the Committee wished to object to the application on the grounds that the proposed development represented an overdevelopment.

TWC/2020/1007 27 Sycamore Close, Wellington, TF1 3NH

Erection of a two-storey side extension. Following a discussion it was agreed that the Committee would raise no objection to this application.

71/20 Correspondence

None.

72/20 Telford & Wrekin Planning Committee Applications

None.

73/20 Urgent matters (for information only).

No urgent matters to report other than notification had been received in relation to an application for development for the former Clifton Cinema and Dunelm Site, Bridge Road, Wellington. Members were informed that details of the application would be circulated to all Town Councillors at the earliest opportunity and that the application would be an agenda item on the next scheduled meeting of the Planning Committee.

Minutes – Cllr Jinks requested that the draft minutes for this meeting and all future meetings were more expeditiously prepared and circulated in future. This was agreed and noted.

74/20 To agree date and time of next meeting

The next meeting would be held on Wednesday 6th January 2021 at 6.00pm.

75/20 Exclusion of Press and Public

It was proposed by Cllr deLauney, seconded by Cllr Roberts, 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.

76/20 To receive details of the following pre-application enquiries in Wellington

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

Signed

6th January 2021