

Wellington Town Council

Town Mayor
Cllr Paul Davis



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PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices on **Wednesday, 12th May 2021** commencing at 6.00pm.

Present:

Cllr G Luter
Cllr S Hall
Cllr G Cook

Cllr L Jinks
Cllr J Latter
Cllr J Alvey

In attendance: Andrew Roberts, Deputy Town Clerk and Cllr P Davis – Town Mayor (ex-officio) and Cllr D Roberts – Deputy Town Mayor (ex officio).

1/21 Election of Chairman

Proposed by Cllr Alvey, seconded by Cllr Cook and RESOLVED that Cllr Luter be elected Chairman of the Committee for the ensuing year.

2/21 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting and thanked members for their attendance and for those members of the public who were viewing the meeting on the Facebook livestream. He further requested that any viewers could like and share the page in order to increase engagement, and that the Committee would welcome any comments.

3/21 Election of Deputy Chairman

Proposed by Cllr Alvey, seconded by Cllr Hall and RESOLVED that Cllr Jinks be elected Deputy Chairman of the Committee for the ensuing year.

4/21 Apologies for Absence

Cllr S deLauney – another commitment.
Apology accepted.

5/21 Declarations of Interest

None.

6/21 To approve the minutes of the meetings of the Committee held on 21st April 2021

It was proposed by Cllr Cook, seconded by Cllr Jinks and RESOLVED that the minutes of the meeting held on Wednesday 21st April 2021 be approved and signed by the Chairman as a true and accurate record.

7/21 Matters arising from the Minutes

None.

8/21 To receive details of Planning Applications received since the last meeting:

TWC/2020/0312 91 Hopkins Heath, Shawbirch, TF5 0LY

Erection of a two storey side extension following demolition of existing garage. It was noted that this application had been determined by Telford & Wrekin Council planning service.

TWC/2021/0346 29 Arleston Avenue, Arlston, TF1 2PB

Installation of 1no external wheelchair lift and creation of a raised platform. No objection.

TWC/2021/0377 5 Market Square, Wellington, TF1 1BP

Change of Use from a dessert eatery (Use Class E(b)) to the sale of hot and cold foods (Use Class E(b) and sui generis). Members welcomed the application and the further investment in the Town, although it was noted that there was no waste provision nor additional parking. Members noted that there was little detail as to the food that would be offered if the application was approved, and that for example additional traffic movements may be encountered, dependent on the future use of the premises. It was further noted that an objection to the application had been raised by a local business highlighting traffic concerns. The Committee highlighted that there was additional parking in Station Approach and that this should be highlighted by additional signage. Overall, the Committee concluded that they had no objection in principle to the application as it was considered that it was not for the Town Council to determine as to what businesses invested in the Town, subject to the above comments being noted. It was also agreed that provision should be made for the waste to be stored at the rear of the premises and not in the Market Square or along Market Street.

TWC/2021/0409 3 Haygate Road, Wellington, TF1 1QA

Change of Use from retail unit (Use Class E(a)) to residential care home (Use Class C2) with replacement of timber cladding with brickwork. Following a discussion it was agreed to defer consideration of this application to enable further information being obtained from Telford & Wrekin Council planning service as to the proposed future use of the property.

TWC/2021/0410 10 Avondale Road, Wellington, TF1 2HD

Erection of a part two storey, part single storey front, side and rear extension. Members considered that the proposed development constituted an over development, due to the huge size of the proposal and if approved would not be in keeping with the locality and street scene.

TWC/2021/0413 Braeburn, Mill Lane, Wellington, TF1 1PR

Change of Use from residential dwelling (Use Class C3) into children's care home (Use Class C2). Following a discussion, it was agreed that the Committee wished to object to this application on the grounds that they considered that the property was not appropriate for the proposed use in the location. They also raised concerns about increased traffic movements, the lack of appropriate car parking provision and the closeness of the property to the railway line.

9/21 Correspondence
None.

10/21 Telford & Wrekin Planning Committee Applications

It was noted that there were no applications specific to Wellington, although Members were informed that the cross border application for the former Ironbridge Power Station was due to be considered, although it was noted that the Town Council had declined an invitation to comment on the same. Cllr Cook confirmed that he was a Borough Council member on the T&W Planning Committee and would provide members with an update at their next meeting.

11/21 Urgent matters (for information only).

None.

12/21 To agree date and time of next meeting

The next meeting would be held on Wednesday 2nd June 2021 at 6.00pm.

13/21 Exclusion of Press and Public

It was proposed by Cllr Alvey, 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.

14/21 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
2nd June 2021