

# Wellington Town Council

Town Mayor  
Cllr Dorothy Roberts



Town Clerk  
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## PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices, Wellington on **Wednesday, 19th October 2022** commencing at 6.00pm.

### **Present:**

Cllr G Luter  
Cllr J Alvey

Cllr J Latter

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

### **82/22 Welcome and Introductory Comments**

The Chairman welcomed all members to the meeting and thanked members for their attendance, he further welcomed those members of the public who were watching the meeting online, and that it was appreciated by the Members and provided an insight to the workings of the Planning Committee.

### **83/22 Apologies for Absence**

Cllr S deLauney – other commitment.  
Cllr G Cook – other meeting commitment.  
Cllr L Jinks – work commitment  
Cllr S Hall – illness

Apologies accepted. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey and Cllr Latter. There were no votes recorded against or any abstentions.

### **84/22 Declarations of Interest**

None.

### **85/22 To approve the minutes of the meeting of the Committee held on 28th September 2022**

It was proposed by Cllr Latter, seconded by Cllr Alvey and RESOLVED that the minutes of the meeting held on Wednesday 28th September 2022 be approved and signed by the Chairman as a true and accurate record. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey and Cllr Latter. There were no votes recorded against or any abstentions.

### **86/22 Matters arising from the Minutes**

Planning Application: TWC/2022/0552: 16 Avondale Road, Wellington, TF1 2HD: The Clerk advised that he had recently contacted the Telford & Wrekin Council planning service for confirmation as to the total extent of the permitted use as determined by the published decision notice. The Committee was advised that a further update would be circulated in due course.

## 87/22 To receive details of Planning Applications received since the last meeting:

### **TWC/2022/0738 Land adjacent Mill Cottage, Mill Lane, Wellington**

Erection of a pair of semi-detached houses. Members recalled that this item had been deferred from the previous meeting on the basis that the Committee was inquorate for this particular item as one of the Members present had declared an interest on the particular matter. Following a discussion the Committee agreed that they would wish to object to the proposed development on the grounds that the proposed development constituted an overdevelopment in that the scale of the development would be prejudicial for the ground available. Members were also concerned with resulting increased traffic movements over the existing access and further the potential adverse traffic safety for safe access and egress to the development and also to Mill Lane itself. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey and Cllr Latter. There were no votes recorded against or any abstentions.

### **TWC/2022/0781 264 Holyhead Road, Wellington, TF1 2EB**

Erection of a single storey front extension. The Chairman reported that this application had already been determined by Telford & Wrekin Council.

### **TWC/2022/0821 4 Wellings Grove, Arleston, TF1 2NF**

Erection of a single storey side extension and part conversion of existing garage into a habitable room. The Committee agreed to raise no objection to this proposed development. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey and Cllr Latter. There were no votes recorded against or any abstentions.

### **TWC/2022/0828 Wrekin College, Sutherland Road, Wellington, TF1 3BH**

Demolition of existing redundant squash building and erection of a new design school with associated external works. The Committee agreed to raise no objection to this proposed development. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey and Cllr Latter. There were no votes recorded against or any abstentions.

### **TWC/2022/0829 69 Hampton Hill, Wellington, TF1 2ER**

Variation of condition 2 of previously approved planning TWC/2020/0883 (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) to render the property and paint window frames. Overall the Committee wished to abstain from making any considered comment. Cllr Luter expressed the view that he had some concern that if this development was allowed to proceed that this would result in only this particular property being rendered and that this potentially would be out of keeping with other properties within the immediate locality. The following members voted to abstain Cllr Alvey and Cllr Latter. Cllr Luter wished to record his objection and that his comments be noted and submitted.

### **TWC/2022/0833 Site of 24 Wrockwardine Road, Wellington**

Erection of 1no detached two storey dwelling with associated parking and amenity space. The Committee agreed to raise no objection to this proposed development. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey and Cllr Latter. There were no votes recorded against or any abstentions.

**TWC/2022/0834 7 Ercall Lane, Wellington, TF1 2DY**

Erection of a single storey side and rear extensions. The Committee agreed to raise no objection to this proposed development. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey and Cllr Latter. There were no votes recorded against or any abstentions.

**88/22 Correspondence**

Members were referred to the previous meeting and the matter of the former Clifton Cinema which had been raised by Cllr Fairclough. The Clerk informed the meeting that he had raised the issue with Telford & Wrekin Council Planning Enforcement and that a response had been received which he had circulated to all members of the Committee by way of information in advance of this meeting. Members noted the information that had been circulated. The Committee also received an update report in relation to the property located in New Church Road which had been referred to the Telford & Wrekin Council planning enforcement service. The Clerk reported that whilst he had received no confirmation following the report it had been noted that the scale of the advertisement signs had been reduced. Members noted that an email had been received in relation to the forthcoming planning enquiry for the application for a solar farm located at Steerway Farm, following a discussion it was agreed that this communication would be referred to the Town Clerk and the Mayor to discuss further for potential inclusion on a forthcoming Full Council meeting agenda.

**89/22 Telford & Wrekin Planning Committee Applications**

It was noted that the next meeting of the Telford & Wrekin Council Planning Committee would be held on 16th November 2022, but it was further noted that the agenda for this meeting had not as yet been published. The Clerk confirmed that he would circulate the same to all Members if there were any matters to be considered which would relate to any items relevant to Wellington.

**90/22 Urgent matters (for information only).**

Cllr Alvey enquired as to whether application plans could be displayed at future Planning Committee Meetings, as had been the situation previously. The Chairman acknowledged the request and confirmed that this would be discussed at a future meeting.

**91/22 To agree date and time of next meeting**

The next meeting would be held on Wednesday 9th November 2022 at 6.00pm, which would be held on a face-to-face basis. The following members unanimously voted in agreement Cllr Luter, Cllr Alvey and Cllr Latter. There were no votes recorded against or any abstentions.

Signed .....  
9th November 2022