

Wellington Town Council

Town Mayor
Cllr Anthony Lowe



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PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices on **Wednesday, 19th June 2019** commencing 6.00pm.

Present:

Cllr J Alvey – Chairman
Cllr S deLauney

Cllr F Burns – Deputy Chairman
Cllr D Roberts

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

15/19 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting.

16/19 Apologies for Absence

Cllr L Jinks – school governor meeting
Apology accepted.

17/19 Declarations of Interest

None.

18/19 To confirm the minutes of the meeting – 29th May 2019

It was proposed by Cllr Roberts, seconded by Cllr deLauney and **RESOLVED** that the minutes of the meeting held on Wednesday 29th May 2019 be approved and signed by the Chairman as a true and accurate record.

19/19 Matters arising from those minutes

The Clerk reported to the Committee that it was anticipated that the final decision of the DCMS following the recommendation from Historic England in connection with the Town Council's application seeking the listing of the former Cottage Care Hospital would be received in early course. It was reported that Members would be advised of the result as soon as notification had been received. The Clerk was requested to confirm as to whether any further information had been obtained from the Land Registry by way of response. Members were informed that the presence or not of a restrictive covenant would not fall within the remit of Historic England would only reflect historic or architectural matters within their remit.

It was noted with great disappointment that despite an invitation to a Planning Officer from Telford & Wrekin Council in order for the Committee to raise various current enquiries that Members wished to raise. The Clerk advised the Committee that he had received a response that referred to the Planning Workshops that were being staged by Telford & Wrekin Council. The Clerk confirmed that this information had previously been circulated to all Members.

20/19 Pre-Application Planning Enquiry: PE/2019/0352: 4 Primrose Grove, Arleston, TF1 2HX

Proposed installation of a dropped kerb and creation of a driveway. No objection.

21/19 To receive details of Planning Applications received since the last meeting:

- TWC/2019/0337 29 Barnfield Crescent, Wellington, TF1 2EU**
Erection of a two storey side and rear extension and widening of the existing front access. Members were reminded that the consideration of this particular application had been deferred from the previous meeting in order for further information being obtained in relation to the effect of this proposed development on the immediate street scene. The Clerk confirmed that in view of these comments a request had been made to Telford & Wrekin Council seeking a deferment. Although in principle Members had been mindful to approve the application in principle. Notwithstanding this the Clerk advised that notification had been received that Telford & Wrekin Council had approved the application.
- TWC/2019/0344 Pro Automative Solutions, 33 High Street, Wellington, TF1 1JW**
Change of Use from retail (Use Class A1) to motor vehicle service and repair garage and MOT testing station (Use Class B2) (Retrospective). This item had been deferred from the previous meeting to enable a site visit being undertaken. Members were further referred to the photos that had been subsequently distributed. The members who attended the site visit provided an oral report and following a further discussion it was agreed that the Committee should raise no objection to the proposal. Cllr deLauney raised concerns in relation to the application on the basis that residential developments within the Town Centre area should be prioritised instead of encouraging commercial development – in line with the Vision 2020 report and the ongoing regeneration of the Town, where it had been recognised that as a result of retail contraction there had been proposals to increase the provision of residential development. Cllr deLauney wished to record his abstention to the proposal.
- TWC/2019/0415 Land rear of 16&17 Market Square, Wellington, TF1 1DB**
Conversion of outbuilding into 1no dwelling. This item had been deferred from the previous meeting to enable a site visit being undertaken. Members were further referred to the photos that had been subsequently distributed. The members who attended the site visit provided an oral report and following a further discussion it was agreed that the Committee should object to the proposal on the grounds that the proposed development was considered to be a proposed use contrary to the immediate locality which was commercial in nature and was therefore an unsuitable development. Concerns were also raised in relation to inappropriate access to and from the area which would prejudice other users and that there was inadequate car parking provision which would raise safety concerns.
- TWC/2019/0424 Kentucky Fried Chicken (KFC), Wrekin Retail Park, Whitchurch Drive, Wellington, TF1 2DE**
Installation of 2no rapid electric vehicle charging stations. No objection.
- TWC/2019/0428 40 Bayley Road, Arleston, TF1 2JS**
Erection of a two storey side and rear extension. No objection.
- TWC/2019/0431 24 Acorn Way, Shawbirch, TF5 0LW**
Variation of Condition 9 to planning permission W99/0030 to allow short term and long term care for young disabled people. It was agreed to defer consideration of this particular application on the

grounds that further information was required as to the condition which was proposed to be varied.

TWC/2019/0437 46 Haygate Road, Wellington, TF1 1QN
Reduction of the front boundary wall by 1.5m in length. No objection.

TWC/2019/0463 Arleston Community Centre, 22 St Giles Close, Arleston, TF1 2AB
Replacement of 6no windows and 1 no fire door. No objection.

22/19 Correspondence
None.

23/19 Telford & Wrekin Planning Committee Applications
None.

24/19 Urgent matters (for information only)
None.

25/19 To agree date and time of next meeting
The next meeting would be held on Wednesday 10th July 2019 at 6.00pm.

Signed
10th July 2019