

Wellington Town Council

Town Mayor
Cllr Anthony Lowe



Town Clerk
KAREN ROPER
B.A (HONS) DMS
Civic Offices, Larkin Way
Tan Bank, Wellington
Telford TF1 1LX
Tel: 01952 567697
Fax: 01952 567690

Email: wellingtontowncouncil@telford.gov.uk
www.wellington-shropshire.gov.uk

PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices on **Wednesday, 31st July 2019** commencing at 6.00pm.

Present:

Cllr J Alvey – Chairman
Cllr S deLauney
Cllr D Roberts

Cllr F Burns – Deputy Chairman
Cllr G Luter

In attendance: Andrew Roberts, Deputy Town Clerk and Cllrs A Lowe – Town Mayor and P Fairclough – Deputy Mayor (ex officio) and Duane Morris.

41/19 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting.

42/19 Apologies for Absence

Cllr U Ahmed – work commitment
Cllr L Jinks – family commitment
Apologies accepted.

43/19 Declarations of Interest

Cllr Luter declared an Interest in relation to Agenda Item 7: Street Naming and Numbering: SNN/2019/0012: Site of Bowring Hall, 300 Holyhead Road, Wellington.

44/19 To confirm the minutes of the meeting – 10th July 2019

It was proposed by Cllr Luter, seconded by Cllr Burns and **RESOLVED** that the minutes of the meeting held on Wednesday 10th July 2019 be approved and signed by the Chairman as a true and accurate record.

45/19 Matters arising from those minutes

Minute Number 30/19: Matters Arising: Planning Feedback – The Clerk advised the Committee that he had received a response in relation to the receiving of information from Telford & Wrekin Council in relation to receiving feedback once a planning application had been determined following the submission of the Town Council's comments. The Committee were advised that the reasons for approval were now stated on the approval Decision Notice and that an officer's delegated report would be prepared if an application was refused, details of these would be communicated to Members in the future.
Minute Number 31/19: Cottage Care Hospital: – The Clerk advised members that notification of a pre-application enquiry had been received although at this stage the indicative plans had not been sent to the Town Council as they had been marked as commercially sensitive. Members were further informed that a request had been submitted by the Clerk to Telford & Wrekin Council and discussions were still being conducted, with a

view to obtaining the release of the indicative to the Town Council on a confidential basis, to enable the Town Council to participate in the pre-application planning enquiry.

46/19 Planning Application: TWC/2019/0415: Land rear of 16&17 Market Square, Wellington

Members were reminded that it had been agreed at the previous meeting to invite the agent and /or the applicant to attend at this meeting of the Planning Committee in order to address the Committee, following which a further discussion would be held, after they were then invited to leave the meeting. Members were introduced to Duane Morris who had been appointed as agent for the applicant. He thanked the Committee for the invitation and he stated that whilst he was mindful of the Committee's comments objecting to the application. He stated that this might have been on the basis that the information provided at the time of submission of the application on reflection was not as detailed as required. He confirmed that the application had been submitted by Mr Zaman, the owner of the adjacent Station Hotel/Carriages. Members were advised that both businesses were viable and financially stable businesses within the Town, both of which were well used by local residents and visitors. He confirmed that the intention of the development would be to provide ancillary overspill accommodation to hotel residents. He acknowledged that it was this information which had not been stated within the application. Further reference was made to the position that he and the applicant had recently met with Cllr Lee Carter, the local Borough Council ward member, who had provided support for the proposal. The applicant's agent reiterated the importance of the Town Council in the future regeneration of the Town, including the provision of additional residential provision. Members were invited to make comments following the presentation. Cllr Burns enquired about the proposed height of the development. By way of response it was indicated that the overall height of the development would be an additional five feet. Cllr Alvey enquired as to whether there was any plans to include HMO accommodation. Cllr deLauney stated that he felt the creation of residential accommodation remained inappropriate, his view was that the Town Council whilst completely in favour of residential regeneration – but his view remained that the location of this particular building was inappropriate within the locality. Cllr Luter sought clarification that the application was for accommodation ancillary to the existing hotel accommodation, purely for short term let. The agent commented that the initial statement did not reflect the actual situation. Cllr Luter stated that he would not wish to live there or to stay there but that this was his personal view, and that he might be persuaded to change his view if the parking provision was addressed and that if it was proving to be supportive of a local business. Cllr Lowe referred to the previous situation that had been replicated to a degree of that of the Old Orleton Hotel which had become constrained by accommodation space, which then proceeded with the acquisition of further residential provision although car parking was not an issue, and that he was minded to approve the revised confirmed application. Following the presentation, the agent was requested to leave the meeting room so that his comments could be considered further by the Committee. Members were informed that the planning authority might well restrict the type of accommodation that would be approved. Following a further discussion whilst the Committee felt that the proposed development was not appropriate as a single residential property, the majority of members would welcome the development if the development was limited and ancillary to the present hotel business and would be a commercial hotel usage rather than purely residential and would wish a quality development. It was however concluded that further specific information would be required prior to a firm decision was concluded. The Clerk indicated that the collective views of the Committee would be communicated to Telford & Wrekin Council. The agent was advised of the Committee's view following the conclusion of the discussion.

47/19 Street Naming and Numbering: SNN/2019/0012 – Site of Bowring Hall, 300 Holyhead Road, Wellington

Members were advised that Telford & Wrekin Council had contacted the Town Council seeking views in relation to the Street Naming of the above development. A number of suggestions had been mentioned but had not been deemed to be appropriate, due to confusion with other localities within the Town. Members were requested to advise on possible suggestions that could be submitted to Telford & Wrekin Council for further

consideration. Cllr Luter reminded the Committee that it was the Post Office that expressed their view and that were suggestions were made that in cases of confusion dictated.

48/19 Pre-Application Planning Enquiry: PE/2019/0406: 37 Arleston Avenue, Arleston, TF1 2PB

Proposed dropped kerb. No objection.

49/19 Pre-Application Planning Enquiry: PE/2019/0407: 1 Forester Grove, Arleston, TF1 2HY

Proposed dropped kerb. No objection.

50/19 Pre-Application Planning Enquiry: PE/2019/0417: 5 Primrose Grove, Arleston, TF1 2HX

Proposed dropped kerb. No objection.

51/19 Pre-Application Planning Enquiry: PE/2019/0421: 20 Apley Drive, Wellington, TF1 3DU

Proposed erection of a single storey side extension. No objection.

52/19 Pre-Application Planning Enquiry: PE/2019/0428: 8-10 Church Street, Wellington TF1 1DG

Proposed refurbishment of existing signs. No objection, although Cllr Roberts commented that she was a little unsure in connection with the lower poster signs, which she questioned as to whether they were too big and dominant. The Committee's view was that the colour of proposed signs should be sympathetic to the locality, although the Committee wished to support new business within the Town.

53/19 Pre-Application Planning Enquiry: PE/2019/0426: Portico House, 22 Vineyard Road, Wellington, TF1 1HB

Proposed conversion of listed building (offices) to residential and new build of 14no residential units. This enquiry was noted and that the Committee were in principle in favour subject to further detailed information, being made available on which the Committee could assess in fuller detail.

54/19 To receive details of Planning Applications received since the last meeting:

TWC/2019/0593 92 Roseway, Wellington, TF1 1HF

Erection of a single storey rear extension to replace existing rear extension. No objection.

TWC/2019/0592 Unit 1, Bridge Road, Wellington, TF1 1EA

Change of Use of Ground Floor from retail shop (Use Class A1) to hot food takeaway (Use Class A5) and the installation of an extractor duct. No objection.

TWC/2019/0360 Site of 1 Regent Street, Wellington

Outline application for the erection of 1no chalet bungalow with associated car parking (with some matters reserved). The Committee wished to object to this on the grounds that the proposed development would in their view constitute overdevelopment adversely affect the amenity of the immediate locality, and that access to the proposed development was poor which would again adversely impact within the neighbouring area.

TWC/2019/0584 19 Windsor Road, Arleston, TF1 2PE

Erection of a part single storey, part two storey side and rear extension. The Committee wished to object on the grounds that the proposed development would constitute overdevelopment which would have an adverse impact on the immediate locality.

- TWC/2019/0580** **1 Simon Close, Wellington, TF1 1QY**
Conversion of existing garage to include raising of existing flat roof.
No objection.
- TWC/2019/0572** **65 New Church Road, Wellington, TF1 1JE**
Demolition of existing garage and the erection of an attached garage
and utility room including roof alterations and the installation of patio
doors. No objection
- TWC/2019/0565** **Site of Wrekin Day Nursery, Woodthorne House, Sutherland
Avenue, Wellington**
Outline application for residential development (3no dwellings) with
all matters reserved. No objection.
- TWC/2019/0563** **275 Holyhead Road, Wellington, TF1 2EE**
Erection of a single storey attached garage following demolition of
the existing detached dwelling. No objection.

55/19 Correspondence
None.

56/19 Telford & Wrekin Planning Committee Applications
None.

57/19 Urgent matters (for information only)
None. The Chairman commented that despite a number of invitations had been submitted to Telford & Wrekin Council requesting that a planning officer attend at a future meeting of the Town Council's Planning Committee. Following a discussion it was agreed that a letter should be sent to Cllr Richard Overton the Telford & Wrekin Council Cabinet Member.

58/19 To agree date and time of next meeting
The next meeting would be held on Wednesday 21st August 2019 at 6.00pm. The Clerk did advise that an earlier meeting may well be called subject to the indicative plan being released in connection with the former Cottage Care Hospital.

Signed
21st August 2019