

WELLINGTON TOWN COUNCIL

Town Mayor
Cllr Paul Davis



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Minutes of the Full Council meeting of Wellington Town Council, held at Civic Offices on Tuesday, 9th November 2021 starting at 7.00pm.

Present

Cllr P. Davis - Mayor	Cllr S. Hall	Cllr L. Jinks	Cllr J. Gorse
Cllr D. Roberts – Deputy Mayor	Cllr P. Fairclough	Cllr L. Carter	Cllr C.Barker
Cllr S. de Laune	Cllr J. Pierce	Cllr U. Ahmed	Cllr A. Lowe
Cllr P. Morris-Jones MBE	Cllr K. Tomlinson	Cllr G. Cook	Cllr M. Hosken
Cllr A. McClements			

Also in Attendance; Rev. Tim Carter, Katherine Kynaston, Kathy Mulholland, Karen Roper and Andrew Roberts

55/21	Welcome - The Mayor – Cllr P. Davis, welcomed everyone to the meeting, he then called on Rev. T. Carter to lead prayers.
56/21	Prayers - Reverend T. Carter invited members to pray for the discussions in Glasgow at the COP 26 meeting and ongoing work to become carbon neutral. For hospitals and GP's coping under great pressure dealing with the pandemic and winter health issues. Appreciation was expressed for the buzz around town and the hope that it would continue. The Mayor, Cllr P. Davis thanked Reverend T. Carter for leading prayers.
57/21	<p>Presentation on the Towns Fund. The Mayor, Cllr P. Davis welcomed and introduced Katherine Kynaston, Director of Housing Employment and Infrastructure and Kathy Mulholland SDM Inward Investment and Business Support from Telford and Wrekin.</p> <p>Katherine Kynaston gave an overview of the current situation regarding regeneration and Pride in Your High Street funding. She then introduced Kathy Mulholland who delivered the Power point slide show making the following points;</p> <ul style="list-style-type: none"> • The first few slides were setting the scene about investment information bringing about change in Wellington initially through the £300,000 Pride in Your High Street programme, which has helped and encouraged 20 new independent businesses to open and attracted outside private investors. • The Market Company had worked with Telford and Wrekin to utilise the outside market space to hold street food and live music events. • 19 properties façades improvements had been delivered • My TLC App is launching in November showcasing offers from local businesses • The Towns Fund is part of the Government's levelling up agenda and Telford and Wrekin were invited to bid for £25M • Part of the Government requirements involved setting up a Towns Board with

objectives of driving long term economic capital funding and a focus on urban regeneration and job creation.

- Only Wellington and Oakengates were in line for assistance because of being located on the train line.
- The offer from Government was short by £2.7M which in turn would theoretically mean a reduced amount for Wellington and Oakengates so both were topped up by the Borough to make the money available back up to the £3m adding £362,500 for each town.
- Full business cases are required by March 2022 to access the funding.
- The Government are very prescriptive in how they expect the funds to be used and a clear boundary of intervention has been set which includes Duke, Crown and Bell Streets and the Market Square to achieve a maximum impact.
- Concentration would be on bringing derelict iconic buildings back into use for both retail and residential use. The aim is to increase footfall, lift property values and change the perception of Wellington.
- Outputs and outcomes will be measured.
- Wellington has received £700k of upfront funding used to refurbish the Planet of Beauty building. Additionally the old Job Centre has been changed into an enterprise hub offering businesses a place to meet and utilise hot desk facilities.
- Building condition surveys are being undertaken on No 4 Market Square, fascia improvements were being agreed for the 7 Crowns, Hope House and the YMCA buildings in addition to public realm works. Consultants had been appointed to develop the business cases and would be looking cohesive designs.
- The project team will work with the Town Council Regeneration Board and 3rd party owners. There will be extensive consultation and engagement including a public exhibition to hear ideas for the re-development of the Square.
- The Mayor thanked Kathy Mulholland for her presentation and said we were very lucky to have both Kathy and Katherine working for Wellington.
- Cllr P. Morris-Jones MBE said Wellington was overwhelmed with Cafés and restaurants and we do not have a Gents outfitters or Ladies shop. He added people are coming into the town centre for entertainment and it is these opportunities that are now needed for the town.
- Cllr C. Barker said in his view we are looking for outcomes such as better perceptions of the town but how will they be measured. Kathy said the Borough have a benchmark from earlier questionnaires and would measure opinions against a new questionnaire, everyone would be encouraged to give their feedback.
- Cllr D. Roberts commented the top of New Street is not in the catchment area but still needs investment. The link from the train station to the bus station has been promised and a multi-story car park was needed at the train station. Cllr A. Lowe agreed adding the Post Office was also in need of investment.
- Cllr A. McClements requested more detail on the Enterprise Hub and information on how small businesses that need help and support can access the facility. Kathy Mulholland said it is a flexible high standard space where people can book to use a desk or book a meeting.

Cllr K. Tomlinson thanked Kathy and Katherine for the presentation and asked for copies of the slides to be circulated – the Clerk said this would be done. Cllr K. Tomlinson said that car parking opportunities had been reduced because of the land taken for the first phase of the bus station development (the 2nd phase had not materialised) and also the Aldi development at Grooms Alley. It was also apparent that commuters were using free parking spaces all day in Wellington and lack of space was forcing the parking problem into other areas.

Cllr L. Carter thanked Katherine and Kathy for all the work being done in partnership with the Regeneration Board. Cllr L. Carter said the Post Office is in the process of appointing a permanent Post Master and there are plans to significantly upgrade the premises. Cllr L. Carter said a multi-story car park would have to charge and he did not think anyone wanted to charge for parking in Wellington. Cllr Carter did not feel that Wellington was overwhelmed with café's and food outlets, he said the turn-around was

	<p>happening and great progress being made.</p> <p>The Mayor thanked Katherine and Kathy for coming along to this meeting and said that Wellington was indebted to them for all their hard work.</p> <p>Katherine and Kathy left the meeting. Kathy said she had recently received an application for a grant for a ladies outfitters.</p>
58/21	Public Open Session – No public were physically in attendance. Efforts were made to livestream the meeting on Facebook.
59/21	Apologies - Were received from Cllrs. J. Latter due to work commitments, G. Luter due to bereavement, C. Brittain and J. Alvey both because of ill health. A vote was taken to approve the above absences and in favour were Cllrs: P. Davis, D. Roberts, S. de Launey, P. Morris-Jones MBE, A. McClements, S. Hall, P. Fairclough, J. Pierce, K. Tomlinson, L. Jinks, L. Carter, U. Ahmed, G. Cook, J. Gorse, C. Barker, A. Lowe and M. Hosken. There were no votes against and no abstentions.
60/21	Declarations of Interest – Were received from Cllr P. Morris-Jones MBE in respect of item 10 on the Agenda referenced the Orbit. Cllr P. Fairclough also indicated her interest in L.A. 21. A vote was taken to approve the above declarations of interests and in favour were Cllrs: P. Davis, D. Roberts, S. de Launey, A. McClements, S. Hall, J. Pierce, K. Tomlinson, L. Jinks, L. Carter, U. Ahmed, G. Cook, J. Gorse, C. Barker, A. Lowe and M. Hosken. There were no votes against and no abstentions.
61/21	Minutes of the Full Council Meeting held on 12th October 2021 - The minutes were proposed as a true and accurate record by Cllr M. Hosken, 2 nd by Cllr. U. Ahmed. A vote was taken to approve the above minutes and in favour were Cllrs: P. Davis, D. Roberts, S. de Launey, P. Morris-Jones MBE, A. McClements, S. Hall, P. Fairclough, J. Pierce, K. Tomlinson, L. Jinks, L. Carter, G. Cook, J.Gorse, C. Barker, M. Hosken, U.Ahmed and A. Lowe. There were no votes against and no abstentions.
62/21	<p>To receive and note the reports of the following Wellington Town Council Committees.</p> <p>a) Policy and Resources 2nd November – Cllr S. de Launey said the minutes had been circulated and raised the following points;</p> <ul style="list-style-type: none"> • Georges’ Rock – Cllr S. de Launey said that a contractor had agreed to move the rock to a suitable spot in the Peace Garden. New signage would also be installed. • SIDs – Solar panels had been installed on the units. Cllr K. Tomlinson said this was good but she would have liked to see an additional wind turbine installed as she had seen in other areas. • Moving the Bank Account – Cllr de Launey said the TSB have said they do not have a suitable bank account for the Town Council. Cllr M. Hosken asked if the agreed letter had been send to the Chief Executive. The Town Clerk said this had not yet been sent but would be sent shortly. • Grants Panel – Cllr A. McClements said she was pleased that the Stay and Thrive application for grant funding of £300 had now been approved. • Voting - Cllr L. Carter said it was resolved at the last meeting that the full names of all members and how they vote is recorded in the minutes of Full Council and in all committees. In the October Full Council minutes, the Clerk had recorded the votes but in some instances had used Councillors’ initials rather than their full names. Cllr L. Carter said initials are not good enough

and for the sake of transparency and consistency the full name of all Councillors and their vote should be recorded in the minutes of Full Council and all committees. Cllr S.de Launey said he did not want this debated further at this point but questioned if Full Council could impose this on all committees. The issue would be revisited and Standing Orders reviewed.

- **Accounts** –Cllr A. Lowe also asked why the Town Council was paying invoices late, highlighting 2 invoices from July stating that we should not be holding onto invoices.
- **Police and Crime Commissioner** – All members were invited to attend this meeting. Cllr A. Lowe said he would have liked to have seen the Police and Crime Commissioner online at P&R. The Clerk was unaware the livestreaming had failed.
- **Orbit** – Ref: Item 10 on the Full Council Agenda. Cllr S. de Launey said the Orbit have the opportunity to buy their building and once they own it they can apply for grants to enable the upper floors to be regenerated. The Borough Council have agreed that the pride in the high street funding guarantor arrangements can be rescinded and that the town council would then be free to take on the role of guarantor for the mortgage.
- P&R agreed the Town Council guarantee / underwrite the loan for the Orbit
- P&R request that Full Council vote to back the recommendation

Cllr D. Roberts said she presumed that a business case had been done. Cllr S. de Launey said that at this point we are approving the action in principle, the actual terms will come back at a later date. Cllr M. Hosken said he would like to second the motion from Cllr S. de Launey as in his view this is one of the most exciting propositions to come before us. A vote was taken Cllr. U. Ahmed. P. Davis, D. Roberts, , A. McClements, S. Hall, P. Fairclough, J. Pierce, K. Tomlinson, L. Jinks, L. Carter, G. Cook, J. Gorse, C. Barker, S. de Launey, M. Hosken and A. Lowe. There were no votes against and Cllr. P. Morris-Jones MBE abstained.

Overview of the Confidential Minutes.- Cllr. S. de Launey gave the following report.

- P&R had approved a pay increase for the Events and Communication Manager from NJC Scale point 23 to 24 with immediate effect and a further point will be added from April 2022 to bring her salary in line with other parishes.
- Bowring – the feasibility study drawings had been received and the costs have been requested. Discussions on extending the lease and the footprint of the additional land now needed would take place once the decision is made on the café extension.
- P&R are also looking at the Christmas lights contracts including the need to add an additional amount in the budget needed for the purchase of new lights.
- Hanging baskets and floral displays negotiations were underway to supply floral displays for the next 3 years

b) **Planning Committee held on 27th Oct** - Cllr Jinks presented the minutes and commented on TWC/2021/1003 American Golf Ltd, Wrekin Retail Park, to create 2 units including a drive thru. The committee wished to note that this may create adverse traffic issues because of the existing traffic configuration and concerns were highlighted to both the Telford & Wrekin Council planning service and highways.

c) **Events & Communications Committee held on 26th Oct** – Cllr K. Tomlinson presented the minutes. Cllr L. Jinks asked for clarification that Santa was visiting Dothill. The visit was confirmed for 22nd November and included visits to the Brooklands and Arleston areas. A request for a defibrillator had been received from

	<p>the Rotary club. Cllr M. Hosken and Cllr D. Roberts asked for clarification of who would be paying for the unit. Cllr J. Pierce said there were additional costs involved including electricity and maintenance. Members felt the situation relating to funding for the defibrillator unit was unclear, the minutes were therefore inaccurate because they were not reflecting the situation exactly. Cllr P. Morris-Jones said the Orbit already had a defibrillator unit and it might be possible to change its position to an outside wall to enable improved access to the unit.</p>
63/21	<p>Climate Change Emergency Working Group meeting of 4th November 2021 – The Clerk had tabled the minutes. Cllr. C. Barker said his apologies were listed and he is not part of this committee so the minutes need amending.</p>
64/21	<p>To agree date of next meeting as 14th December 2021</p> <p>Cllr D. Roberts requested that the continued wearing of masks in meetings is debated. The Clerk would add this subject to the December Full Council Agenda.</p>

Chairman.....14th December 2021