

Wellington Town Council

Town Mayor
Cllr Usman Ahmed



Town Clerk
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PLANNING COMMITTEE MINUTES FOR WEDNESDAY 21ST AUGUST 2024 HELD IN THE MEETING AT CIVIC OFFICES COMMENCING AT 6.00PM

Present:

Cllr G. Cook Deputy Chairman	Cllr P. Davis	Cllr S. Williams	Cllr. M. Jobe	Cllr. J. Gorse
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Also in attendance; Cllr. R. Snell – Deputy Mayor and K. Roper CEO/Town Clerk.

41/24	<u>Welcome–</u> In the absence of the Chairman, Cllr G. Cook, Deputy Chairman welcomed everyone to the meeting and called on members to join him in holding a one-minute silence to honour Councillor C. Turley who had sadly passed away today.								
42/24	<u>Apologies for Absence –</u> Were received from Cllrs; McGinn and Woolley. The following members voted to approve those apologies, Cllrs. Cook, Davis, Williams, Jobe and Gorse there were no objections and no abstentions.								
43/24	<u>Declarations of Interest –</u> Cllr Cook said he would withdraw from the meeting when the Clifton former cinema site was discussed as he did not wish to risk appearing to have a pre-determined view prior to the Telford and Wrekin planning discussions.								
44/24	<u>To Approve the minutes of the meeting held on 31st July 2024 –</u> The minutes were proposed by Cllr. Davis as a true and accurate record, he was seconded by Cllr. Williams. The following members voted in favour Cllrs; Cook, Davis, Williams, Jobe and Gorse								
45/24	<u>Matters Arising from those minutes –</u> There were no matters arising.								
46/24	<u>To receive details of Planning Applications received since the last meeting.</u> <table><tr><td><u>TWC/2024/0616</u></td><td>Furrows of Telford, Haybridge Road, Wellington, Telford, Shropshire, TF1 2FF</td><td>Notification for prior approval for the installation of 610no. roof mounted 268.4kW solar photovoltaics (PV) equipment on a non-domestic building</td></tr><tr><td colspan="3">Members had no concerns regarding this application.</td></tr></table>			<u>TWC/2024/0616</u>	Furrows of Telford, Haybridge Road, Wellington, Telford, Shropshire, TF1 2FF	Notification for prior approval for the installation of 610no. roof mounted 268.4kW solar photovoltaics (PV) equipment on a non-domestic building	Members had no concerns regarding this application.		
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	<u>18:02 Cllr Cook left the meeting for this item on the agenda.</u> <table><tr><td><u>TWC/2024/0610</u></td><td>Site of former Home and Leisure & Clifton Cinema, Bridge Road, Wellington, Telford, Shropshire</td><td>Erection of an extra care facility containing 64no. residential units with associated communal rooms, landscaping and parking</td></tr></table>			<u>TWC/2024/0610</u>	Site of former Home and Leisure & Clifton Cinema, Bridge Road, Wellington, Telford, Shropshire	Erection of an extra care facility containing 64no. residential units with associated communal rooms, landscaping and parking			
<u>TWC/2024/0610</u>	Site of former Home and Leisure & Clifton Cinema, Bridge Road, Wellington, Telford, Shropshire	Erection of an extra care facility containing 64no. residential units with associated communal rooms, landscaping and parking							

	<u>Members made the following comments –</u> - Concerns expressed about numbers and locations of parking spaces. - Feel there are a lot of units members asked if the density was right to offer a good quality of life for residents - Comparisons were made with other similar developments in Wellington such as Oakwood and Parkwood - Were the rooms ensuite? - It was acknowledged that the development brings people to the shops and town creating additional income - Members were pleased with the 10% gain proposal as there was no obligation to do landscaping - Discussion relating to the entrance and egress was discussed in particular for the mobility scooter users and members felt this was suitable. Overall members were happy with the proposal and had no objections to the plans. Cllr Cook rejoined the meeting for the remaining items on the agenda.														
	<table><tr><td><u>TWC/2024/0589</u></td><td>31 Arleston Avenue, Arleston, Telford, Shropshire, TF1 2PB</td><td>Erection of a single storey rear extension</td></tr><tr><td></td><td></td><td>There were no objections to this application</td></tr></table> Cllr Williams declared an interest in the following application and did not take part in the discussion <table><tr><td><u>TWC/2024/0586</u></td><td>176 Haybridge Road, Wellington, Telford, Shropshire, TF1 2NW</td><td>Conversion of existing garage into self-contained annexe with associated alterations</td></tr></table> Members made the following comments It is listed as a self contained annex but there does not appear to be any kitchen or Laundry facilities Members decided to object to this planning application and requested more information regarding the description of 'self contained'.			<u>TWC/2024/0589</u>	31 Arleston Avenue, Arleston, Telford, Shropshire, TF1 2PB	Erection of a single storey rear extension			There were no objections to this application	<u>TWC/2024/0586</u>	176 Haybridge Road, Wellington, Telford, Shropshire, TF1 2NW	Conversion of existing garage into self-contained annexe with associated alterations			
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	<u>TWC/2024/0581</u> Car Park, Tan Bank, Wellington, Telford, Shropshire, TF1 1HJ Installation of 4no. electric charging points, 1no. feeder pillar and associated formation of 8no. electric vehicles only parking bays Members were pleased to receive this application and raised no objections
	<u>TWC/2024/0573</u> 20 Apley Drive, Wellington, Telford, TF1 3DU Erection of a two storey side extension and single storey front extension. Replacement of existing flat roof over front door. Members raised no objection to this application
47/24	Previous Application update TWC/2024/0462 has had a decision made it was 'Full Granted' TWC/2024/0455 has been withdrawn TWC/2024/0478 has been withdrawn
48/24	Telford & Wrekin Planning Committee applications (if any) The next meeting of the Telford & Wrekin Council Planning Committee is due to meet on 4th September 2024 at 6pm.
49/24	Urgent matters (for information only)
50/24	To agree the date and time of the next meeting – Wednesday 11th September at 6.00pm.

Chairman.....Date 11th September 2024