

Wellington Town Council

Town Mayor
Cllr Phil Morris-Jones MBE



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, 2nd December 2015** commencing 5.00pm.

Present:

Cllr R Perkins – Chairman
Cllr J Gorse
Cllr L Tillotson

Cllr J Alvey – Deputy Chairman
Cllr D Roberts

In attendance: Andrew Roberts, Deputy Town Clerk.

148/15 Welcome and introductory remarks

The Chairman welcomed everybody to the meeting. He wished to submit his retrospective apologies for his non-attendance at the meeting of the Committee held on 18th November 2015.

149/15 Apologies for Absence

Cllr S deLauney – holiday
Cllr F Burns – another meeting commitment
Apologies accepted.

150/15 Declarations of Interest

None.

151/15 To confirm the minutes of the meeting – 18th November 2015

Proposed by Cllr Alvey, seconded by Cllr Gorse and **RESOLVED UNANIMOUSLY** that the minutes of the meeting held on Wednesday 18th November 2015 be approved and signed by the Chairman as a true and accurate record.

152/15 Matters arising from those minutes

None.

153/15 To receive detail of Planning Applications received since the last meeting:

TWC/2015/0364

Land to the North of Haygate Road, Wellington

Outline application for the erection of up to 290 dwellings with associated access, all other matters reserved. Following a discussion it was agreed by the Committee that their previous objections to the proposed development be re-confirmed in that they were satisfied that the adverse impact would remain notwithstanding that the current application was for a slightly reduced number of residential units. The Council wished to comment that the application should now be considered in view of the Telford and Wrekin Five Year Housing Land Supply Statement: March 2015, but wished to re-affirm their original objection as follows: Planning Policy – that the proposed development was outside the current Telford New Town boundaries, the land had not been identified within the Telford & Wrekin core Strategy nor had the land been identified as a preferred development option within the Draft local Plan.

Local Plan – the Borough along with a number of other local planning authorities was not in possession of a current Local Plan and indeed in T&W’s case a local plan would not be in existence until 2016. Accordingly there was no housing need assessment for the proposed site; evidence of a poor housing supply record thus making the Borough open to speculative development applications and proposals on green field sites when there were sufficient brown field sites available. Traffic – the proposal if approved would lead to increased traffic and vehicle movements over and along Haygate Road and the locality. Layout and Density – it was considered that the initial proposals of the provision of up to 290 houses on the proposed site were disproportionate and inappropriate for the area. Whilst it was accepted that the application was only outline at this stage it was considered that in order for the proposed number of dwellings to be incorporated would lead to a high density estate with indistinguishable housing types, inappropriate for the locality. Historic Aspect – the proposed development land was considered to be prime agricultural land, which had been recognised by English Heritage. The land formed a welcoming vista into Wellington, which would be lost if the proposed development was approved. Character of area – it was considered that the proposed development would change the look and feel of the locality. Infrastructure – the Council consider that the proposed development would place further adverse effects on the present infrastructure within the locality. Highway – the Council agree that the proposed development would place extra traffic movements within the vicinity and would lead to possible highway safety concerns together with associated access issues and was as a result detrimental to the amenity value of the locality.

- TWC/2015/1032** **8 Wrockwardine Road, Wellington, TF1 3DB**
Erection of a 1.8m boundary fence with gravel boards. No objection.
- TWC/2015/1051** **29 & 31 Roseway, Wellington, TF1 1BU**
Removal of earth to create 2no. vehicular accesses and parking spaces, installation of a retaining wall to front, installation of steps and erection of replacement railings (Part Retrospective). The Council wished to comment that they were unsure as to the safety of the ground conditions that would remain notwithstanding the provision of the timber retaining wall. The Committee considered that there may be a safety aspect to consider in the future as the wooden sleepers would be subject to natural corrosion and may result in an adverse safety situation.
- TWC/2015/1062** **88 Harley Close, Dothill, TF1 3LF**
Erection of a detached double garage. No objection.
- TWC/2015/1067** **Site of 68 Admaston Road, Wellington**
Outline application for the erection of 1no. dwelling with associated access and formation of new vehicular access to serve 68 Admaston Road. No objection.

GRANTED

- TWC/2015/0708** **127 Haygate Road, Wellington, TF1 2DA**
Erection of replacement entrance porch. Noted.

- TWC/2015/0946 2 Barnfield Crescent, Wellington, TF1 2ES**
Erection of a two storey rear extension and single storey side extension following demolition of existing side and rear conservatories. Noted.
- TWC/2015/0767 11 Sherwood Close, Shawbirch, TF5 0LB**
Erection of attached double garage, single storey rear extension and the creation of new vehicular access with double gates to rear. Noted.
- TWC/2015/0912 Tyrone House, Church Street, Wellington, TF1 1DR**
Internal alterations to bedsit area of apartment to remove existing timber stud partition and erection of new timber stud partition, new ceiling over new lounge and bedroom area and installation of wall insulation. (Listed Building Application). Noted.

154/15 Correspondence

None.

155/15 Green Guarantee Consultation

The Clerk referred members to the guidance note that had been provided together with copies of the plans on the proposed sites to be included within the Green Guarantee for sites within the Wellington CP area. It was confirmed that the consultation period had commenced on 2nd November 2015 and would finish on 30th January 2016. Members were requested to respond accordingly to the consultation. Following a discussion it was agreed that the relevant plans be submitted to all members of the Town Council for them to provide any relevant comments in accordance with the consultation timetable.

156/15 Telford & Wrekin Planning Committee applications (if any)

None.

157/15 Urgent matters (for information only)

None.

158/15 To agree date and time of next meeting

It was agreed that the next meeting would be held on Wednesday 16th December 2015 at 5.00pm. It was further agreed that there would be no meeting required to be held on 30th December 2015, which would be during the Christmas Festive Break, and it was further likely that there would be no business to transact. The Clerk whilst accepting the Committee's view stated that this would need to be reviewed at a later date, prior to the required agenda publication date.

Signed

16th December 2015