

Wellington Town Council

Town Mayor
Cllr Phil Morris-Jones MBE



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PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices on **Wednesday, 31st January 2017** commencing 6.00pm.

Present:

Cllr J Alvey – Deputy Chairman in the Chair
Cllr F Burns
Cllr R Perkins
Cllr D Roberts

In attendance: Andrew Roberts – Deputy Town Clerk, Cllr A McClements for planning application TWC/2016/1190: Land between Arleston Lane and Dawley Road, Arleston and 3 members of the public.

122/16 Welcome and Introductory Comments – The Chairman welcomed all members.

123/16 Apologies for Absence

Cllr L Tillotson – work commitment
Cllr S deLauney – illness
Cllr J Gorse – family commitment
Apologies accepted.

124/16 Declarations of Interest - None.

125/16 To approve the suspension of Standing Order 36 (Rescission of Previous Resolution)

It was proposed by Cllr Burns, seconded by Cllr Perkins and **RESOLVED UNANIMOUSLY** that in accordance with the provisions contained within Standing Order 78 that Standing Order 36 (Rescission of Previous Resolution) be suspended to enable the following matter to be considered.

126/16 To receive detail of the following Planning Application:

TWC/2016/1190 Land between Arleston Lane & Dawley Road, Arleston

Erection of an Extra Care Facility containing 50 no. self-contained flats and associated communal/public facilities including a shop, restaurant, café, hair & beauty salon and hobbies/meeting room and the erection of 92 no. residential dwellings with associated access landscaping, drainage and all ancillary and enabling works.

Members were referred to their previous meeting which had considered this particular application. However, following the meeting it was discovered that the members had not been made aware of all relevant information. As a result the extraordinary meeting had been requested to enable the Committee to re-consider this application. The Clerk had submitted additional information to the Committee in advance of this meeting.

Cllr McClements (the local ward member) was invited to address the Committee, she stated that she had always objected to the proposal.

Cllr McClements further stated that the application was for a Well Being Facility as opposed to the originally planned Extra Care Facility, for which it had been established that the original benefits were sufficient to be classed as the sufficient exceptional circumstances for development being undertaken within the Green Network. Members were also referred to the newly published Extra Care Delivery Statement which confirmed that there would be none of the communal facilities that had been an element of the Extra Care Facility. Cllr McClements also raised concerns in relation to the proposal to amend the minimum number of dwellings to be built as it had been proposed to increase this number, which was in contravention of the current proposed Section 106 Agreement. She urged the Committee to object to the application for her raised concerns.

A local resident, Mr G Devey was invited by the Chairman to address the Committee – he questioned as to whether the planned development was sustainable as it was planned to be located at the top of a hill, the location of which would be difficult for residents of the facility. He was also concerned at the number of residential units that were proposed to be built before the commencement of the Extra Care Facility. He further made reference to the various different planning applications that had been submitted for the site and urged the Committee to object to this new application.

Cllr Roberts indicated that she was in favour of the planning application, she was of the opinion that the facility would provide a staging post for persons over the age of 55 who were not yet in a position to need full time residential care. These persons would be able to free up their existing residential accommodation in exchange for one of the planned units. She requested that her views be noted during the consideration of this particular application.

Cllr Burns made the comment that he was of the view that nothing had changed with this current application, which overruled the objections that had been raised previously together with the comments that had been made by the local ward member in relation to the proposed variation to a Well Being Facility.

Following a further discussion it was RESOLVED that the Committee wished to object to the proposed application on the grounds that the outline planning that had been originally approved on the basis that there had been an exception for the proposed development for an Extra Care Facility. The proposed development as a Well Being Facility did not provide the minimum requirements of being considered a suitable exception to accordingly permit development in the Green Network. The Council also wished to raise the further comments that there would be difficult access to and from the development site; an increase in the number of traffic movements both along Dawley Road and Arleston Lane; that the plans were inaccurate as they had included land not in their ownership; that there was a lack of additional community facilities that had been included on the original outline approval; and that the site had not been designated as housing land in the new draft Local Plan.

127/16 To agree date and time of next meeting

The next meeting would be held on Wednesday 8th February 2017 at 6.00pm.

Signed
8th February 2017