

Wellington Town Council

Town Mayor
Cllr Denis Allen



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PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices on **Wednesday, 16th August 2017** commencing 6.00pm.

Present:

Cllr J Alvey – Chairman
Cllr F Burns
Cllr P Morris-Jones
Cllr J Gorse
Cllr D Roberts

In attendance: Andrew Roberts, Deputy Town Clerk and 1 member of the public.

54/17 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting.

55/17 Apologies for Absence

Cllr G Cook – another commitment
Cllr S deLauney – another meeting
Apologies accepted.

56/17 Declarations of Interest

None.

57/17 To confirm the minutes of the meeting – 16th August 2017

It was proposed by Cllr Roberts, seconded by Cllr Morris-Jones and **RESOLVED** that the minutes of the meeting held on Wednesday 16th August 2017 be approved and signed by the Chairman as a true and accurate record.

58/17 Matters arising from those minutes

None

59/17 Examination of the Telford & Wrekin Local Plan 2011-2031: Consultation on Proposed Main Modifications

The Clerk reminded members that this item had been deferred from the previous meeting to enable the groups to discuss the same within their membership and to enable comments to be submitted from this meeting in order to comply with the consultation timetable. It was confirmed to members that any comments that were made would be accordingly submitted. Members made the following comments:

The Committee expressed some concern that the original number of planned housing units had been increased from the initial draft plan number of 15k up to 17k by the Planning Inspector. A request was made to enquire on what grounds and on what basis the housing numbers had been revised.

Concern was further expressed in relation to the perception that any protection given to agricultural land was being diminished

Comment was made again to the historic view that Telford was being identified as an overspill for the general West Midlands/Birmingham area.

A comment was further made that there was a need for the provision of specific housing accommodation with bungalows being mentioned which would then free up $\frac{3}{4}$ bedroomed houses for developing families.

Reference was made for example to the proposed development on the fields North of Haygate Road, with concern expressed that sufficient regard needed to be given to the associated infrastructure and the need to accommodate new housing development within the area.

60/17 To receive detail of Planning Applications received since the last meeting:

- TWC/2017/0636 Land adjacent 10 Sherwood Close, Shawbirch**
Change of Use from open amenity land to private garden and the erection of 2m high fence. No objection.
- TWC/2017/0642 37 Park Street, Wellington, TF1 3AE**
Change of Use of first and second floors into 4no. bed sits. The Committee concluded that they had no objection in principle to the proposal, however they commented on the lack of any off-street car parking for the proposed use.
- TWC/2017/0643 Land to the North of Haygate Road, Wellington**
Reserved matters application for the erection of 289no. dwellings including details for appearance, landscaping, layout and scale pursuant to outline application TWC/2013/1033. Again the Committee wished to repeat its objection to the current application, despite the position that the principle of development had been allowed by the Planning Inspectorate. Members wished to comment their concerns on the following aspects:
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 Changing Places Consultation documentation.
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.
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 289 houses on the proposed site were disproportionate and inappropriate for the area. 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 considered that the proposed development would place further adverse effects on the present infrastructure within the locality.
Highway – the Council agreed 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/2017/0654 Church Street Day Nursery, 49 Church Street, Wellington, TF1 1DA

Proposed demolition of existing prefabricated concrete garage, erection of Holiday Club Building and alterations to front porch of main building. No objection.

TWC/2017/0655 Site of 61-73, Mill Bank, Wellington

Demolition of 61-73 (inclusive) Mill Bank and the erection of 8no. 2 bedroom and 2no. 3 bedroom dwellings with associated access road and parking. No objection.

GRANTED

TWC/2017/0547 Land adjacent, 332 Holyhead Road, Wellington

Erection of 1no. detached dwelling with associated access. Noted.

TWC/2017/0577 Croft House, Haygate Road, Wellington, TF1 2BW

Erection of 1.3m timber gate, associated 1.6m brick pillars and timber boundary fence measuring 1.5m at the lowest point and 1.8m at the highest point. (Retrospective). Noted.

TWC/2017/0581 19 Carvers Close, Wellington, TF1 2EQ

Erection of a single storey rear extension. Noted.

TWC/2017/0484 Land to the north of Haygate Road, Wellington

Installation of a surface water drainage outfall. Noted.

REFUSED

TWC/2017/0590 36 Admaston Road, Wellington, TF1 3NL

Conversion of existing garage to living space, replacement of existing flat roof with a pitched roof and the installation of a dropped kerb and the installation of dormer window. (Part Retrospective). Noted.

TWC/2017/0594 2 Urban Gardens, Wellington, TF1 1PN

Erection of a two storey rear extension. Noted.

61/17 Correspondence

None.

62/17 Telford & Wrekin Planning Committee Applications

None.

63/17 Urgent matters (for information only)

None.

64/17 To agree date and time of next meeting

The next meeting would be held on Wednesday 27th September 2017 at 6.00pm.

Signed

27th September 2017