

Wellington Town Council

Town Mayor
Cllr Denis Allen



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, 27th September 2017** commencing 6.00pm.

Present:

Cllr J Alvey – Chairman
Cllr G Luter

Cllr F Burns
Cllr P Morris-Jones

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

65/17 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting. In particular he welcomed Cllr G Luter to his first Planning Committee since his appointment onto the Committee at the last Full Council meeting.

66/17 Apologies for Absence

Cllr J Gorse – holiday
Cllr D Roberts – illness
Cllr S deLauney – holiday
Apologies accepted.

67/17 Declarations of Interest

Cllr P Morris-Jones declared a non-financial interest in planning application TWC/2017/0706 but would participate in the consideration and determination of this matter. Cllr G Luter declared an interest in planning application TWC/2017/0718 and stated that he knew the applicants and that as a result he would not participate in the consideration and determination of this application.

68/17 To confirm the minutes of the meeting – 6th September 2017

It was proposed by Cllr Morris-Jones, seconded by Cllr Burns and **RESOLVED** that the minutes of the meeting held on Wednesday 6th September 2017 be approved and signed by the Chairman as a true and accurate record.

69/17 Matters arising from those minutes

Minute Number 59/17: Consultation on the Proposed Main Modifications to the Draft Local Plan. The Clerk confirmed that the comments made by the Committee had been submitted to Telford & Wrekin Council.

70/17 To receive detail of Planning Applications received since the last meeting:

TWC/2008/0108

Orleton Park, Orleton Lane, Wellington

Application to amend the contents of a Section 106 Agreement attached to planning permission reference W2008/0108 – re the previously agreed proportion of affordable housing from 25% to 0%. Members expressed concern that the developers were now seeking the proposed reduction in the previously agreed level of affordable housing from 25% to 0% and agreed that they would object to the proposed reduction in the proportion of affordable housing.

- TWC/2017/0695** **11 Ercall Lane, Wellington, TF1 2DY**
Erection of a single storey side extension and the erection of double side gates at a maximum of 2.21m in height. No objection.
- TWC/2017/0696** **Site of 27 & 31 High Street, Wellington**
Minor material amendment to planning application TWC/2013/0306 to amend site layout to include relocation of rear apartment building, bin and cycle stores and car park layout, amended elevational treatment, and amendments to internal layout to increase number of units from 12 to 13. The Committee wished to object to this amendment on the grounds that they considered that although they were in support of the creation of the 12 residential units, they feel that the proposed amendment of an extra residential unit makes the overall proposal an overdevelopment of the site. They were also concerned that the proposal of an extra residential unit would have a negative aspect on car parking provision within the site and that there was no additional car parking provision being proposed.
- TWC/2017/0706** **Site of the Swan Hotel, Watling Street, Wellington**
Demolition of existing public house and outline application for residential development with highway improvements and garage/drive to bungalow with all matters reserved. The Committee wished to object to this proposal on the following grounds – the present building was an historic gateway building into the Town and was a building of community value. Members were concerned in relation to the proposed access to and egress from the application site if the proposed development proceeded – the main road which would be the access point was narrow and busy and it was considered that this access would be of danger to other road users, members also considered that there would be associated traffic risks at the adjacent road junction.
- TWC/2017/0718** **Site of Marycroft, Haygate Road, Wellington**
Reserved matters application for the erection of 1 no. dwelling including details for access, appearance, landscaping, layout and scale pursuant to outline application TWC/2017/0322. No objection.
- TWC/2017/0719** **Ancholme, 3 Hiatt Avenue, Wellington, TF1 3AS**
Erection of a single storey rear extension and garage. No objection.
- TWC/2017/0723** **17 Moorhouse Close, Wellington, TF1 2BF**
Erection of a single storey rear extension. No objection.
- TWC/2017/0745** **Unit 6, The Court, 24 Church Street, Wellington, TF1 1DG**
Change of Use from (Use Class B1) office space to (Use Class D1) podiatry health clinic. No objection.
- TWC/2017/0751** **Furrows of Telford, Haybridge Road, Wellington, TF1 2FF**
Extension to existing Kia showroom. No objection.

GRANTED

TWC/2017/0548 Wrekin Retail Park, Whitchurch Drive, Wellington, TF1 2DE
Change of Use of 3no. car parking spaces for the siting of a portacabin to be used for clothes recycling(Use Class B8) (Retrospective). Noted.

71/17 Correspondence
None.

72/17 Telford & Wrekin Planning Committee Applications
None.

73/17 Urgent matters (for information only)
None.

74/17 To agree date and time of next meeting
The next meeting would be held on Wednesday 18th October 2017 at 6.00pm.

Signed
18th October 2017