

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, 18th October 2017** commencing 6.00pm.

Present:

| | |
|-------------------------|---------------------|
| Cllr J Alvey – Chairman | Cllr F Burns |
| Cllr S deLauney | Cllr J Gorse |
| Cllr G Luter | Cllr P Morris-Jones |
| Cllr D Roberts | |

In attendance: Andrew Roberts, Deputy Town Clerk.

75/17 Welcome and Introductory Comments

The Chairman welcomed all members to the meeting.

76/17 Apologies for Absence

None.

77/17 Declarations of Interest

None.

78/17 To confirm the minutes of the meeting – 27th September 2017

It was proposed by Cllr Burns, seconded by Cllr Luter and RESOLVED that the minutes of the meeting held on Wednesday 27th September 2017 be approved and signed by the Chairman as a true and accurate record.

79/17 Matters arising from those minutes

None.

80/17 Street Trading Consent: Mr John Allen

Members were advised that details of a Street Trading Consent Renewal Application had been received from the Licensing Service Telford & Wrekin Council. Mr Allen, the applicant, wished to trade in Market Square/New Street, Wellington for a period of two months (November-December 2017). The Committee were reminded that Mr Allen had traded before in Wellington and sold seasonal Christmas items. Members were requested for comments so that they could be submitted to the Licensing Service by the 30th October 2017. During the ensuing discussion the following points were raised by Members:

Perceived conflict with other traders within the Town
Street Traders simply attend within the Town but are not liable for the payment of Business rates nor provide long term investment into the Town
Perception that they propagate unfair competition with the other established retail traders within the Town.

The Trader could trade from available retail space within the Market and not on the Street

Following completion of the discussion it was resolved that the Committee wished to object to the Street Trading Consent application based on the grounds as detailed above.

81/17 Street Trading Consent: Mr Philip Holmes

Members were advised that details of a Street Trading Consent Renewal Application had been received from the Licensing Service Telford & Wrekin Council. Mr Holmes, the applicant, wished to trade in Market Square, Wellington for a period of twelve months. The applicant has applied to trade Monday-Saturday for 6 days per week, although his usual trading days are Thursday-Saturday. The Committee were reminded that Mr Holmes traded with a mobile Burger Unit. Members were requested for comments so that they could be submitted to the Licensing Service by the 7th November 2017.

During the ensuing discussion the following points were raised by Members:

Perceived conflict with other traders within the Town

Street Traders simply attend within the Town but are not liable for the payment of Business rates nor provide long term investment into the Town

Perception that they propagate unfair competition with the other established retail traders within the Town.

That the current position occupied by the Burger Van visually obstructs the view down the adjacent Duke Street thus preventing other retail units being observed.

The Trader could trade from available retail space within the Market and not on the Street.

Following completion of the discussion it was resolved that the Committee wished to object to the Street Trading Consent application based on the grounds as detailed above.

81/17 Pre Application Planning Enquiry

PE/2017/0895

Site of 195 Holyhead Road, Wellington

Proposed erection of 2no. dwellings. Members were referred to the documentation that had been submitted as part of the pre-application enquiry. Following a general discussion it was agreed that in principle the Committee had no objection in principle to the development subject to the receipt of a formal planning application.

82/17 To receive detail of Planning Applications received since the last meeting:

TWC/2017/0514

Land junction of Alexandra Road/Haygate Road, Wellington

Erection of an apartment block of 12no. apartments and 2 blocks of 4no. dwellings with associated access roads/drives and amenity areas. No objection.

TWC/2017/0773

Aldi Foodstore Ltd., Grooms Alley, Wellington, TF1 1BN

Variation of Condition 10 of planning permission TWC/2017/0495 to allow a variation of opening hours to the general public to the following 08:00 to 22:00 on weekdays and Saturdays; no more than a continuous six hour period between the hours of 10:00 and 17:00 on Sundays and 08:00 – 20:00 on Public Holidays. The Committee had no objection to the proposed opening hours on weekdays and Saturdays and the proposed times for Public Holidays. However in relation to the proposed opening times on Sundays the Committee were of the view that the opening times should be the same as currently for the adjacent Morrison's store i.e. 10:00am until 4:00pm.

TWC/2017/0778

172 Holyhead Road, Wellington, TF1 2DW

Erection of two storey front and side extension. Members expressed that they were minded to object to the current proposal as the front elevation of the proposed development exceeded the front elevation building line of the current development and were accordingly

concerned as to how this would affect the front building line of the property.

- TWC/2017/0779 Former Charlton Arms Hotel, 18 Church Street, Wellington**
Erection of an accommodation block consisting of 4no. one-bedroomed apartment and 4no. two-bedroomed apartments with associated car parking and landscaping. No objection.
- TWC/2017/0626 10 Harvey Crescent, Arleston, TF1 2NZ**
Erection of two storey side and rear extension. Amended Plans Received. The Committee wished to repeat their previous objection on the grounds that they considered that the proposal represented over development and was contrary to the amenity of the immediate locality.
- TWC/2017/0794 Land opposite College Farm House, Mill Lane, Wellington**
Erection of 9no. dwellings with associated access and infrastructure. No objection.
- TWC/2017/0796 5 Manor Road, Arleston, TF1 2LG**
Erection of two storey side and rear extension. No objection.

GRANTED

- 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. Noted.
- TWC/2017/0454 Site of the Vineyard, North Road, Wellington**
Change of Use from Nursery (Use Class D1) to form 7no. dwellings (Use Class C3) and the erection of 7no. bungalows with associated car parking and landscaping. Noted.
- TWC/2017/0619 Dhaka 35-37 Tan Bank, Wellington, TF1 1HJ**
Installation of 1no. internally illuminated fascia sign and 1no. non-illuminated wall mounted flat vinyl wall sign. (Retrospective). Noted.
- TWC/2017/0642 37 Park Street, Wellington, TF1 3AE**
Change of Use of first and second floors into 4no. bed sits (Amendment to TWC/2016/0856 to provide internal bin store at ground floor). Noted.

REFUSED

- TWC/2017/0617 Site of 47 Parklands, Wellington**
Erection of 1no. dwelling with associated access and landscaping. Noted.

83/17 Correspondence
None.

84/17 Telford & Wrekin Planning Committee Applications
None.

85/17 Urgent matters (for information only)
Planning Application: TWC/2017/0590: 36 Admaston Road, Wellington: The Deputy Clerk

reported members on an update on this particular planning application that had been raised at the last Full Council meeting. Members were informed that further enquiry had been made with the Planning Service at Telford & Wrekin Council. The Deputy Clerk indicated that he had spoken with the Planning Officer at Telford & Wrekin who confirmed that a further planning application had been submitted following discussions that had taken place between the applicants and the Borough Council and that as a result of these discussions the revised planning application had been submitted on which the planning authority was minded to support. Members were further advised that the Deputy Clerk had attempted to speak with David Jones, Planning Enforcement Officer for further information but was awaiting to speak to him further.

86/17 To agree date and time of next meeting

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

Signed
8th November 2017