

# Wellington Town Council

Town Mayor  
Cllr Cindy Mason-Morris



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](mailto:wellingtontowncouncil@telford.gov.uk)  
[www.wellington-shropshire.gov.uk](http://www.wellington-shropshire.gov.uk)

## PLANNING COMMITTEE

Minutes for the meeting held at the Wellington Civic Offices on **Wednesday, 6th June 2018** commencing 6.00pm.

### **Present:**

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

**In attendance:** Andrew Roberts, Deputy Town Clerk, Cllr M Hosken, Mr S Langley – Haygate Developments and one member of the public.

### **13/18 Welcome and Introductory Comments**

The Chair welcomed all members to the meeting.

### **14/18 Apologies for Absence**

Cllr S deLauney – another meeting  
Cllr G Luter – family commitment  
Apologies accepted.

### **15/18 Declarations of Interest**

None.

### **16/18 To confirm the minutes of the meeting – 16th May 2018**

It was proposed by Cllr Burns, seconded by Cllr Roberts and RESOLVED that the minutes of the meeting held on Wednesday 16th May 2018 be approved and signed by the Chairman as a true and accurate record.

### **17/18 Matters arising from those minutes**

None

### **18/18 Planning Enquiry: PE/2018/0347: Site of 80 Regent Street, Wellington**

Proposed erection of 2no. commercial shops with 2no. apartments above. Following consideration of the enquiry documentation that had been supplied and further discussion it was agreed that the Committee supported the proposal in principle subject to the receipt of any subsequent planning application.

### **19/18 To receive details of Planning Applications received since the last meeting:**

**TWC/2018/0356 Site of 61 Urban Gardens, Wellington**  
Outline application for the erection of 1no. dwelling with all matters reserved. No objection. Cllr Roberts stated that she was concerned in relation to the proposed access.

**TWC/2018/0365 4A Bell Street, Wellington, TF1 1LS**  
Conversion of café into a ground floor office with 2no. flats above. No objection.

- TWC/2018/0366 Land to the north of Haygate Road, Wellington**  
The installation and display of 1no. non-illuminated welcome “V” board, 6 non-illuminated directional boards and 8no. non-illuminated flagpoles. Members wished to object to the proposal on the basis that the number of proposed signs represented an over proliferation within the immediate locality.
- TWC/2018/0400 4 Barnfield Crescent, Wellington, TF1 2ES**  
Erection of single storey rear extension, canopy and balcony with insulated render applied to existing dwelling. No objection.
- TWC/2018/0408 36 Christine Avenue, Wellington, TF1 2DX**  
Erection of a single storey side extension following demolition of existing single storey side extension. No objection.
- TWC/2018/0414 Site of 64 Ladycroft, Wellington**  
Outline application for the erection of 1no. bungalow and detached garage and erection of a detached garage for existing dwelling with all matters reserved. No objection.
- TWC/2018/0429 Lord Nelson Hotel, 11-13 Park Street, Wellington, TF1 3AE**  
Internal alterations and repairs to chimney stack. No objection.
- TWC/2018/0435 Site of Bowring Hall, 300 Holyhead Road, Wellington**  
Outline planning application for the erection of 11 dwellings consisting of bungalows and semi-detached houses and the refurbishment of existing buildings to form 7no. apartments and associated access with some matters reserved. Members were advised that Cllr Hosken was present as he had requested to speak to the Committee in connection with this application. Mr Simon Langley a representative from the applicants, Haygate Developments was present having indicated a wish to be at the meeting in order to answer any specific questions that may arise during consideration of this application.  
Cllr Hosken was invited to address the Committee. He stated that he had been approached by a number of residents within his ward. He stated that whilst there was approval for the conversion of the main existing house into apartments and the construction of the residential units to the rear of the site there were a number of concerns that had been raised. These included access/egress onto the main Holyhead Road; the development site being situated opposite a busy petrol filling station next door to an entrance to Bowring Park, close proximity of other road junctions and the scheme representing an overdevelopment. He also queried the name change to Bowring Hall stating that the existing building had never been known as Bowring Hall.  
By way of response Mr Langley on behalf of the applicants commented as follows:  
Name of Bowring Hall – he confirmed that the name had been officially re-named in order to remove any potential negativity from the historic use of the existing building.  
Access/Egress – it was confirmed that discussions had taken place in this regard with T&W Planning Service who seemed to agree that the proposed access arrangements would be suitable. Mr Langley also commented that the access was not directly opposite the petrol filling station. Members were referred to the indicative street scene pictures, the intention of the proposed positioning of the access was to ensure that the existing house would be a focal point.

Density of site – Mr Langley advised the Committee that the proposed density for the housing units would be less than other developments within the vicinity.  
Affordable housing – Mr Langley commented that at present there had been no discussions with T&W as to any requirements.  
Highway safety – Mr Langley advised that the creation of a fairly wide visibility splay would ensure adequate highway visibility when entering and leaving the development.  
Following a further discussion during which welcomed the principle of the proposed development, the number of bungalows which would be constructed on the site. The Committee approved the scheme in principle, subject to further details being provided at the reserved matter stage.

**TWC/2018/0441 Malinda, 65 Herbert Avenue, Wellington, TF1 2BS**  
Erection of a single storey side and rear extension. No objection.

**GRANTED**

**TWC/2018/0251 28 Carvers Close, Wellington, TF1 2EQ**  
Erection of a detached garage. Noted.

**TWC/2018/0251 15 Tee Lake Boulevard, Shawbirch, TF1 3QH**  
Erection of a summer house and timber decking. Noted.

**TWC/2018/0327 Newland, 58 Haygate Drive, Wellington, TF1 2BZ**  
Erection of a side and rear single storey extension following the demolition of existing conservatory. Noted.

**TWC/2018/0343 12 John Broad Avenue, Arlestone, TF1 2HU**  
Erection of two storey side extension and a canopy (Part Retrospective).Noted.

**20/18 Correspondence**  
None.

**21/18 Telford & Wrekin Planning Committee Applications**  
None.

**22/18 Urgent matters (for information only)**

Cllr Burns referred the Committee to the large overhanging sign that had been erected over the Silicon Valley computer shop in New Street, and enquired as to whether any planning application had been received. The Clerk informed members that no planning application had been received and that in any event communication had been made with Telford & Wrekin Planning Service to raise concerns about the sign, however to date no response had been received.

Cllr Alvey raised concerns in connection with the Cash Convertors Shop placing bicycles on the pavement outside their shop in New Street – he mentioned that they were displayed in such a way into the “road” of New Street, thus possibly causing problems for pedestrians with an increased chance of tripping. Members referred to the on-going issue of encroachment by some traders into the pedestrian area. The Clerk indicated that he would raise the issue with Telford & Wrekin Council.

**23/18 To agree date and time of next meeting**  
The next meeting would be held on Wednesday 27th June 2018 at 6.00pm.

Signed .....  
27th June 2018