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**WELLINGTON TOWN COUNCIL**

**COUNCIL PLANNING MEETING**

The **PLANNING** meeting of Wellington Town Council will be held in the United Reformed Church Hall in Fore Street, Wellington, on **Monday 5 February 2018 at 6:15pm**

Greg Dyke

Town Clerk

**AGENDA**

**1. APOLOGIES**

**2. DECLARATION OF INTERESTS**

**3. APPLICATIONS TO BE DETERMINED BY TOWN COUNCIL:**

(a) Conversion of garage to habitable accommodation at 108 Mills Drive, Wellington (43/17/0125) *Planning Officers report attached recommending: Conditional Approval.*

**4. TO CONSIDER WHAT COMMENTS TO MAKE ON THE FOLLOWING APPLICATIONS THAT WILL BE DETERMINED BY TAUNTON DEANE BOROUGH COUNCIL OR SOMERSET COUNTY COUNCIL:**

(a) Removal of condition no. 03 of 46/16/0005 (restrictions to trading of retail building) at Blackdown Garden Centre, Wellington Road, West Buckland (46/17/0053)

(b) Application for approval of reserved matters following outline application 43/11/0104 for the erection of 119 no. dwellings with associated access, scale, appearance and layout at Phase 3 on land at Longforth Farm, Wellington (43/17/0110)

(c) Erection of retaining wall & timber fence on top, increased height of part brick front boundary wall at 100, Buckwell Wellington (retention of works already undertaken) (43/17/0135)

(d) Repairs to sash windows with installation of secondary glazing at The Old Vicarage, High Street, Wellington (43/17/0138/LB)

(e) Replacement of windows at The Old Vicarage, High street, Wellington (43/17/0139/LB)

(f) Application to carry out management works to one yew tree included in TauntoN Deane Borough (Wellington No.3) Tree Preservation Order 1998 at Darkes Place, Wellington (TD762) (43/18/0003/T)

**5. Appeal by: GLADMAN DEVELOPMENTS LTD**

**LAND WEST OF BAGLEY ROAD, ROCKWELL GREEN,**

**WELLINGTON 43/17/0002**

**Proposal: Outline Application with all matters reserved, except for means of**

**access, for the erection of up to 205 dwellings and up to 60**

**apartments with care (Class C2), with public open space,**

**landscaping, sustainable drainage system and vehicular access**

**points from Exeter Road on land to the west of Bagley Road,**

**Rockwell Green**

A Local Inquiry has now been arranged in connection with the refusal of this planning application. When the application was considered by the Town Council we also recommended refusal.

TDBC will be instructing Counsel to argue its case. Our comments have already been forwarded to the Appeal Case Officer.

However, when it comes to the Local Inquiry the Town Council will need a presence for a number of reasons. The appeal is likely concentrate on the housing land supply. The appellants are likely to go through a long drawn out process where they look at all the housing sites in the town and question whether the 5 year housing supply is indeed sufficient. There is little value we can add to that process. What this Council could and should do, is to set a scene for the Planning Inspector. We can point out the amount of development that Wellington has been asked to accommodate and make the following more general points that we made when we considered the application.

• The application does not fall within the Core Strategy.

• There is already an adequate supply of allocated land in Wellington.

• There is insufficient infrastructure in Wellington, Rockwell Green and the surrounding area to support this development.

Also, apart from putting forward these arguments the Town Council should be seen by the Wellington community to be taking an active part in the local inquiry.

I have notified the Inquiry Case Officer that the Town Council wish to speak at the Inquiry. I have been advised that we do not need to submit anything prior to the Inquiry but that it will be sufficient to attend on the first day (Tuesday 13 February 2018 Flook House, Belvedere Road, Taunton) when the Inspector will allocate an appropriate time. The Inquiry is expected to last for four days.

The Council therefore need to nominate one person to speak and give consideration to what it wants to say.

**6. ERECTION OF 84 NO. DWELLINGS AND ASSOCIATED WORKS AS ENABLING DEVELOPMENT IN CONNECTION WITH THE REPAIR AND RESTORATION OF LISTED BUILDINGS AT TONE MILL, MILVERTON ROAD, TONEDALE, WELLINGTON (43/11/0080)**

Councillor Thorne to raise.

Planning permission was granted for the residential development of the site for 80

dwellings, reference 43/11/0084 in order to provide enabling funds to carry out repair

works to the listed Mill buildings opposite. A S106 agreement required payment of

£780,000 prior to the commencement of the development for this purpose.

In 2016 a subsequent planning permission was granted under Section 73 of the

Town and Country Planning Act 1990 for the amendments to the originally approved

plans, seeking to provide an additional 6 dwellings on the site. A new Section 106

agreement was entered into altering the provisions surrounding the payment of the

£780,000. That was quashed following a Judicial Review. A further application seeking to secure an additional alternative permission for 4 of the new dwellings was approved on 18 September 2017

It had been hoped that a Planning Officer would be able to attend the meeting to explain the current situation in some detail. However, no one was available for either the meeting in January or for this meeting.

Councillor Thorne has prepared a report on this matter which is attached to the agenda.

**7. MOUNT VETERINARY SURGERY AND CAR PARK REDEVELOPMENT**

Councillor Lithgow to raise. Copy of a report on this matter, prepared by Councillor Lithgow is attached to the agenda.

**Taunton Deane Borough Council Planning Officer will be in attendance at this**

**meeting.**

**PLEASE NOTE: COPIES OF ALL PLANNING APPLICATIONS TO BE DETERMINED AND CONSIDERED BY THE TOWN COUNCIL WILL BE ON DISPLAY IN THE UNITED REFORMED CHURCH HALL ON THE DAY OF THE MEETING**