**MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL HELD IN THE UNITED REFORMED CHURCH HALL, FORE STREET, WELLINGTON ON MONDAY 3RD FEBRUARY 2020 at 6.15PM**

**PRESENT**: Councillor Lloyd

Councillors J Thorne, V Stock-Williams, S Pringle-Kosikowsky, A Govier, M McGuffie, M Lithgow, D Bradley,

Kathryn Hemensley (Town Clerk)

Annette Kirk (Assistant Clerk)

Jeremy Guise (Somerset West and Taunton Planning Officer)

There were 2 members of the public and one member of the press in attendance.

**197. APOLOGIES**

Reasons for non-attendance were given and approved, from: -

Councillors C Booth, N Smith and W Battishill.

**198. DECLARATIONS OF INTEREST**

Councillor Lithgow declared an interest as a member of Somerset West and Taunton Council’s Planning Committee and therefore reserved the right to vote differently at SWT’s Planning Committee meeting as different facts could be placed before him.

Councillors Lloyd and Stock-Williams declared an interest as above, as substitute members for SWT’s Planning Committee.

Cllr McGuffie declared an interest in application (43/19/0110), as he lived in the same road, however did not personally know the applicants.

**199. PUBLIC SPEAKING TIME**

No one spoke at the meeting

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

(a) Application (43/19/0111) Single Storey Front extension at 1 Willcocks Close, Wellington.

**RESOLVED** to approve the planning application, subject to conditions set out in the Planning Officer’s recommendations.

**(b)** Application (43/19/0107) Erection of single storey extension to the side and rear of 81 Oaken Ground, Rockwell Green, Wellington

**RESOLVED** to approve the planning application, subject to conditions set out in the Planning Officer’s recommendations.

**201**. **TO CONSIDER WHAT COMMENTS TO MAKE ON THE FOLLOWING APPLICATIONS THAT WILL BE DETERMINED BY SOMERSET WEST AND TAUNTON COUNCIL OR SOMERSET COUNTY COUNCIL:**

(a)Application (43/19/0110) – Change of use of shop to residential extension for 2 Tone, Tone Dale, Wellington

**RECOMMENDED** to support approval of the application, but to draw the planning officer’s attention to the following comments:

* The Council welcomed the change from flat roof to pitch roof, as this would make the building more attractive.

(b) Application 43/20/0001/CO – Prior approval for the proposed change of use of a building from office use (Class B1 (a) to 1 . Self contained Flat on the first floor (Class C3) with associated works at 4 Fore Street, Wellington – Councillor Lloyd advised the meeting the application had been withdrawn – should a further submission be received for this property, the Council will receive notification from SWT.

**202. PLANNING APPEALS**

Councillor Lloyd advised the meeting that valid planning reasons must form the basis of any planning refusals. If not, there was a risk of costs against Somerset West and Taunton Council on appeal.

Jeremy Guise Planning Officer advised there is a fine line to refusal on ‘reasonable grounds’, and that the risk of appeal should not unduly influence well-considered decisions. Councillor Thorne noted there had been just such a fine line in the case of refusing the recent application at 22 The Brambles.

As a footnote Councillor Lithgow updated the meeting on the recent SWT Planning meeting.

* CIL Contribution error been put right
* Roundabout to go in and speed limit agreed at 30mph
* There was a general assumption that due to the 30mph, street-lighting would follow.
* As a direct result of the Town Council’s feedback, Bovis Developers have incorporated electric car charging points in garages and parking spaces.

**The meeting ended at 6.28 pm**

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Councillor Janet Lloyd

Mayor