

MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL HELD ONLINE VIA ZOOM ON MONDAY 7TH SEPTEMBER 2020 AT 6.00PM

PRESENT: Councillor Lloyd

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

Kathryn Hemensley (Town Clerk)

Annette Kirk (Deputy Clerk)

Alice Kendall (Assistant Clerk)

One member of the public and one member of the press in attendance.

50. APOLOGIES

Apologies were received and accepted from Councillors N Powell-Brace., N Smith, D Bradley, C Booth.

51. 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 substitute members for SWT's Planning Committee, reserving the right to vote differently if attending SWT's Planning Committee meeting should different facts be placed before them.

Councillor Lloyd declared an interest in agenda item 5e, as she previously worked alongside Mark Neeson owner of the property - Case Ref: 43/20/0078

Councillor Thorne declared a personal interest in agenda item 5b as one of the objectors was an acquaintance, who had also signed his election nomination papers – Case Ref: 43/20/0068

52. PUBLIC SPEAKING TIME

No written representations had been received.

53. APPLICATIONS TO BE DETERMINED BY TOWN COUNCIL:

The delegated agreement for determining decisions remained on hold so there were no applications for the Council's decision.

54. 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) Case Ref: 43/20/0070 Proposal: Application for Outline Planning Permission with all matters reserved for the erection of 3 No. dwellings on land at Longforth Farm, Wellington (resubmission of 43/20/0040)

RECOMMENDED to support approval subject to the Planning Officer's recommendations but the council would like the following comments taken into consideration:

- 1) Concerns of the properties being built on a private road which would not ultimately be adopted by the council
- 2) Concerns over the possibility of vehicles reversing on to the larger carriageway.
- 3) Planning Portal detailed original application as 4 no. dwellings and the resubmission paperwork still showed 4 dwellings and not 3 no. dwellings
- 4) Concerns were raised over the reduced number of social housing from the original 25% of homes to 10%

- b) Case Ref: 43/20/0068 Proposal: Erection of 1 No. dwelling to be known as Lodge Bungalow, Lodge Close, Wellington (amended scheme to 43/16/0036) (retention of part works already undertaken)

RECOMMENDED strongly that SWTC refuse the application for the following reasons:

- 1) Over-development of what is a small site, originally for 1 no. dwelling but now for 2 bungalows
- 2) Concerns over the quality of living space and the availability of parking.
- 3) Building work appears to have started without planning permission, which can in some cases be used as a way for circumventing the planning regime.

- c) Case Ref: 43/20/0073/T Proposal: Application to fell one Ash tree and to carry out management works to one Ash tree included in Taunton Deane Borough (Wellington No.5) Tree Preservation Order 1987 at 1 Hoyles Close, Wellington (TD400)

RECOMMENDED to support approval this subject to the local Tree Officer's recommendations. The following comment was also made:

- 1) There were no details on what specimen tree they were going to put in its place, and it was felt this should become a condition of approval.

- d) Case Ref: 43/20/0028 Proposal: Erection of a single storey extension to the rear of the garage with conversion into ancillary accommodation at 12 Blackmoor Road, Wellington – **see below moved to Point 6 on Agenda – See minute number 55 below.**

- e) Case Ref: 43/20/0078 Proposal: Subdivision of dwelling into 2 No. dwellings with ancillary works and the erection of a first-floor extension at Payton Cottage, Harpford Farm Lane, Payton, Wellington

RECOMMENDED to support approval subject to any Planning Officer's recommendations.

- f) Case Ref: 43/20/0082 Proposal: Erection of a single storey extension to the rear and side of 20 Dobree Park, Wellington

RECOMMENDED to support approval subject to any Planning Officer recommendations. The council would like to make the following comment:

- 1) Concerns were raised over the rear extension design, for example the cement fibre boarding detail on the wall and the potentially unsightly flat roof, as opposed to a pitched roof. The council felt the design detracted from what is currently an attractive property

- g) Case Ref: 43/20/0080 Proposal: Change of use of part of ground floor from retail to part residential and part retail at 25 Fore Street, Wellington

RECOMMENDED to support approval subject to any Planning Officer recommendations. The council felt this would make the marketing of both spaces more attractive.

- h) Case Ref: 43/20/0052 Proposal: Erection of wooden pigeon loft at 7 Rackfield, Wellington (retention of works already undertaken)

RECOMMENDED to support approval subject to the Planning Officer recommendations, but taking into account the following comments:

- 1) The height of the two gardens sheds and wooden pigeon loft dominate neighbouring gardens. Is it actually necessary for these structures to be 2.8m tall?

55. AN APPEAL HAS BEEN LODGED WITH THE FIRST SECRETARY OF STATE AGAINST THE DECISION OF THE LOCAL PLANNING AUTHORITY TO REFUSE PLANNING PERMISSION FOR THE FOLLOWING APPLICATION:

- i) Case Ref: 43/20/0028 Proposal: Erection of a single storey extension to the rear of the garage with conversion into ancillary accommodation at 12 Blackmoor Road, Wellington

The appeal has been **NOTED**

56. Proposal was made by Councillor Lloyd and seconded by Councillor Lithgow for the Council to renew the Agreement with Somerset West and Taunton Planning Department to make application decisions. It was agreed this would be put on the next planning meeting agenda scheduled to place on Monday 5th October 2020

The meeting ended at 6.35pm

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Councillor Janet Lloyd
Mayor