

MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL HELD ONLINE VIA ZOOM ON MONDAY 5TH OCTOBER 2020 AT 6.00PM

PRESENT: Councillors J Lloyd (Chair), M Barr, W Battishill, C Booth, D Bradley, A Govier, J Hunt, M Lithgow, M McGuffie, S Pringle-Kosikowsky, V Stock-Williams and Thorne

Kathryn Hemensley (Town Clerk)
Alice Kendall (Assistant Clerk)

Three members of the public and three members of the press were in attendance.

76. APOLOGIES

Apologies were received and accepted from Councillor J Hunt, who later arrived part way through the meeting

77. 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 Thorne declared a personal interest in application 43/20/0086 as his employer holds a service contract with Lidl. He does not work for Lidl, however.

At this juncture, Councillor Booth arrived at the meeting.

78. PUBLIC PARTICIPATION

A representation was received regarding application 43/20/0086, it was received outside of the allotted time frame so was not read out but had been circulated to Councillors for information in advance of the meeting.

79. 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.

At this juncture, Councillors Govier and McGuffie arrived at the meeting.

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

The Chairman informed the meeting that as there was a full agenda to consider, she proposed to take the applications out of order as detailed on the agenda.

RESOLVED to re-order the agenda as proposed by the Chairman.

- a) **Case Ref: 43/20/0091/T** Proposal: Application to fell 5 Elm trees, 2 Sycamores and one Ash tree included in Taunton Deane Borough (Wellington No.6) Tree Preservation Order 1998 at Wellington Tennis Club, Courtland Drive, Wellington (TD765)
- b) **Case Ref: 43/20/0092/T** Proposal: Notification to fell one Horse Chestnut tree within Wellington Conservation Area at 59 South Street, Wellington
- c) **Case Ref: 43/20/0093/T** Proposal: Application to carry out management works to one Lime tree included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 1986 at 12 Millstream Gardens, Wellington (TD350)
- d) **Case Ref: 43/20/0079** Proposal: Change of use from Class A1 to Class A4 for a microbar at 5 High Street, Wellington
- e) **Case Ref: 43/20/0090** Proposal: Siting of temporary portable building at The Mount Veterinary, Taunton Road, Wellington
- f) **Case Ref: 46/20/0016** Proposal: Development of site with the erection of a visitor centre, pannier hall, artisan workshops and beacon for the House of Somerset with associated access improvements, parking and drainage infrastructure on land adjoining Foxmoor Business Park, Chelston, Wellington
- g) **Case Ref: 43/20/0102/LEW** Proposal: Application for a Certificate of Lawful Development for the existing use of an annexe as an independent residential dwelling at Meadow Cottages, Rackfield, Westford, Wellington
- h) **Case Ref: 43/20/0104/T** Proposal: Application to carry out management works to one lime tree included in Taunton Deane Borough (Wellington No.3) Tree Preservation Order 1997 at Linden House Nursing Home, Wellington (TD760)
- i) **Case Ref: 43/20/0068** Proposal: Erection of extension to previously approved dwelling (43/16/0036) known as Lodge Bungalow, Lodge Close, Wellington
- j) **Case Ref: 43/20/0099** Proposal: Erection of a single storey extension to the rear of 41 Tone Hill, Tonedale, Wellington
- k) **Case Ref: 43/20/0086** Proposal: Erection of a Class A1 foodstore with associated parking, landscaping and access works on land north west of the Nynehead Road/Taunton Road/Torres Vedras Drive Roundabout, Wellington

Items B, C and H: RECOMMENDED approval of these items subject to satisfactory comments from the Tree Officer. Councillors would like to see replacement trees provided in consultation with an arborist.

Item I: Councillor Thorne raised a personal interest in this application as one of the objectors to this planning application is an acquaintance who had signed his Councillor nomination papers. an objector of the application. **RECOMMENDED** refusal as per comments previously submitted, namely;

- Over-development of what is a small site, originally for 1 no. dwelling but now for 2 bungalows

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- Concerns over the quality of living space and the availability of parking.
- Building work appears to have started without planning permission, which can in some cases be used as a way for circumventing the planning regime.

Item J: Councillor McGuffie declared a personal interest as he lives nearby, although does not know the applicant. **RECOMMENDED** approval of this application.

Item A: RECOMMENDED that this application be refused. Councillors had strong objections to the felling of these well-established trees as they provide a much-needed sound and light barrier for the neighbouring properties. If they were to be felled, it was felt that the light pollution from the Tennis Club would have an adverse effect on local residents and it was understood that numerous complaints regarding this had already been raised.

Councillors agreed that maintenance works and/or pruning of these trees may be required. These works would be supported.

Item D: RECOMMENDED to support the return of use for a high street property. It was felt however, that a closing time of 2am was too late. Councillor Thorne raised an issue regarding the public notices for this application. Whilst visiting a neighbouring business, he was informed that a notice had not been received there and noted that a site notice was not present. The Assistant Clerk will follow this up with the Case Officer

Item E: RECOMMENDED approval of this application.

Item F: after some discussion, **RECOMMENDED** approval of this application. It was noted that the site is within the Parish of West Buckland and it was understood that the Parish Council also supports this development.

Councillors did raise some concern regarding the traffic impact on the surrounding Highways, especially the Chelston roundabout. It was understood that a Section 106 Agreement will be made for the provision of a new access roundabout. Councillors emphasised the importance of this agreement being tightly drawn up and queried the trigger points of said agreement. There were some further concerns of the effect of the proposed beacon on the surrounding listed buildings (West Buckland Church, for example).

Item G: AGREED to comment that there was no reason for the Council to dispute the validity of the claims made within the application.

Item K: Councillor Barr declared a personal interest as he shopped at Lidl.

RECOMMENDED that this application be refused on the following grounds;

- The site is greenfield and outside the Wellington settlement boundary.
- The site is a gateway to Wellington and should not be spoiled by a supermarket development constructed to attract traffic from the highway.
- The site is elevated above the highway and the development with its glass façade will be a visual eyesore for nearby housing, especially at night time.
- The proposed vehicular access off the Nynehead road would cause conflict with

the access opposite to the long-established caravan park which brings visitors to the town.

- The footpath from the town, from a point just beyond St John's Parish Church and running alongside the main road to the Longforth Farm roundabout, is too narrow to safely accommodate the anticipated footfall which would be attracted by the development.
- The site is already allocated as employment land in the strategic plan for developing that area.
- The proposed use conflicts with SWT's recently announced Local Development Order for Small Scale Employment Space because this site has been allocated for employment purposes, not retail use, and as the site is outside the settlement boundary for Wellington it would clearly fit the aspirations of the LDO.
- The proposed use is not included in the aims of the LDO, which specifically permits three planning classification uses, which are light industry, offices, and research and development of products/processes.
- The proposed out of town development would cause severe harm to trade in the town centre, where the district council seeks to preserve retail integrity, by drawing customers away from existing retail premises.
- The general traffic impact on the Nynehead Road and the roundabout will be detrimental.
- There are concerns about the proposal causing light pollution issues. Particularly for those surrounding properties that face onto the Taunton Road.

Councillors further proposed that if it were the case that the application was given approval there should be a planning requirement for screening to protect nearby homes from the light pollution caused by the building.

81. ANNUAL AGREEMENT FOR DELEGATED PLANNING AUTHORITY BETWEEN SWT AND WTC

The updated agreement includes an increase of the charge for the attendance of a Planning Officer at WTC Planning meetings (was £80, now £150). The agreement has been circulated by e-mail before the meeting.

RESOLVED to re-instate the agreement after seeking a reduction in cost. As meetings are now held virtually, there will not be a need for travel costs etc.

82. PLANNING REFORM WHITE-PAPER CONSULTATION

The meeting gave consideration to the National Association of Local Councils early-doors consultation on government proposals to substantially change the current planning regime. The document was circulated in advance of the meeting. Feedback was sought by way of consultation questions. It was agreed not to provide feedback.

The meeting ended at 6.59pm

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Councillor Janet Lloyd
Mayor