

**MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL
HELD ONLINE VIA ZOOM ON MONDAY 7TH DECEMBER 2020 AT 6.15PM**

PRESENT: Councillors J Lloyd (Chair), D Bradley, M Lithgow, M McGuffie, S Pringle-Kosikowsky, V Stock-Williams, J Thorne, A. Govier, J. Hunt

Dave Farrow (Town Clerk)
Annette Kirk (Deputy Clerk)
Alice Kendall (Assistant Clerk)

One member of the public and two members of the press were in attendance.

130. APOLOGIES

Apologies were received and accepted from Councillors Booth and N Powell-Brace.

131. DECLARATIONS OF INTEREST

Councillor Govier declared a personal interest with Agenda no. 4G: case ref 43/20/0128/LB and Agenda no.4H: case ref 43/20/0127

Councillor Lloyd declared an interest on behalf of all the councillors, with Agenda no. 4I: case ref 43/20/0114 as the applicant had sent a lobbying email

Councillor Stock-Williams declared an interest on Agenda no. 4J: case ref 43/20/0131/T – She is a Governor of Wellington School

Councillor Pringle-Kosikowsky declared an interest with Agenda no. 4A: case ref 43/20/0119 and no. 4B case ref 43/20/0120/A – the applicant is an acquaintance

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.

132. PUBLIC PARTICIPATION

It was reported that no representations had been received.

133. 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: 43/20/0119** Proposal: Change of use from Class A1 to Class A4 at 13 High Street, Wellington

b) **Case Ref: 43/20/0120/A** Proposal: Display of 1 No. externally illuminated fascia sign and 1 No. externally illuminated projecting sign at 13 High Street, Wellington

Items a) and b) RECOMMENDED to support change of use and approval of the new signage. However, Councillors would like to raise a concern over the late opening 2am closing time, they feel this is too late

c) **Case Ref: 43/20/0122/T** Proposal: Notification to fell one Willow tree within Wellington Conservation Area at 60 High Street, Wellington

RECOMMENDED to support approval subject to the Tree Officer's recommendations. The council request a new tree sapling is planted. The council will accept a tree sapling donation.

d) **Case Ref: 43/20/0105** Proposal: Formation of vehicular access with formation of off road parking to the front of 28 Stoneleigh, Tonedale, Wellington

RECOMMENDED that this application be refused on the following grounds;

- Will have a significant impact on the character of the street with loss of existing wall.
- Dropped kerb seen to be a pedestrian hazard
- Concerns over pulling out on to a dangerous stretch of road between parked vehicles
- Concerns over the parking space hardsurface/tarmac – rain run off, no drainage explanation available.
- The drawings provided by the applicant did not match the plans provided by the architect. As a result, the information provided to support the application was unreliable, contradictory, and confusing.

At this juncture, Councillor Hunt joined at the meeting.

e) **Case Ref: 43/20/0123** Proposal: Erection of conservatory to the rear of 8 Clifford Mews, Wellington (retention of works already undertaken)

RECOMMENDED to support approval subject to any Planning Officer recommendations.

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 (amended plans)

RECOMMENDED to support approval noting comments previously submitted following its October 2020 meeting and subject to any Planning Officer recommendations.

g) **Case Ref: 43/20/0128/LB** Proposal: Change of use of ground floor from Class A2 to Class F1 (learning institution) with erection of a first floor extension and various alterations and maintenance at 12 Fore Street, Wellington

h) **Case Ref: 43/20/0127** Proposal: Change of use of ground floor from Class A2 to Class F1 (learning institution) with erection of a first floor extension and various alterations and maintenance at 12 Fore Street, Wellington

Items g) and h): RECOMMENDED to support approval subject to any Planning Officer recommendations.

i) **Case Ref: 43/20/0114** Proposal: Application for Outline Planning with all matters reserved for the replacement of store with the erection of 2 No. dwellings at Lower Westford, Wellington

RECOMMENDED to support approval subject to any Planning Officer recommendations. Councillors did raise the following concerns:

- Over development of area – one single storey dwelling would be more suitable
- No current right of access on to the highway.

j) **Case Ref: 43/20/0131/T** Proposal: Application to pollard one Lime tree included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 1981 at Wellington School, adjacent to 9 Corner Close, Wellington (TD206)

RECOMMENDED to support approval subject to the Tree Officer's recommendations.

The meeting ended at 7.06pm

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Councillor Janet Lloyd

Mayor