

**MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL  
HELD ONLINE VIA ZOOM ON MONDAY 11<sup>TH</sup> JANUARY 2021 AT 6.15PM**

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

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.

**160. APOLOGIES**

Apologies were received and accepted from Councillors Hunt and Battishill

**161. DECLARATIONS OF INTEREST**

Councillor Powell Brace declared a personal interest with Agenda no. 5F: case ref 43/20/0145 – lives on junction next to property

Councillor Thorne declared a personal interest with Agenda no.5A. case ref: 43/20/0086 – The contractor he works for, have a contract with Lidl.

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.

**162. PUBLIC PARTICIPATION**

Dave Farrow, Town Clerk read out the statement from Mattias Daly Regional Head of Property Lidl Great Britain Limited – summarising the key points of their recently submitted updated planning documents.  
Case ref: 43/20/0086

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

- a) Case Ref: 43/20/0144 Proposal: Installation of 3 No. roof lights to the rear elevation with changes to side and rear fenestration at Church Lodge, Churchfields, Wellington
- b) Case Ref: 43/21/0001 Proposal: Erection of a single storey extension to the rear and storage shed in the garden of Foxdown Lodge, Foxdown Hill, Wellington

- c) Case Ref: 43/21/0002 Proposal: Erection of a 3 No. bay garage to the rear of 8 High Path, Wellington

**Applications under Item 4 of the agenda were not decided at the meeting, as we await Planning Officers Reports. These will be deferred to a future meeting**

**164. 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: 43/20/0086 Revised details that have been submitted by the applicant to address concerns/objections in relation to the planning application - 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

It was proposed and seconded to recommend approval of this application. There were three votes in favour, three votes against and four abstentions. Using their casting vote, the Chairman voted against the proposal, therefore the motion was not carried. Given this outcome it was agreed that a narrative in relation to the application should be submitted for the Planning Authority's consideration.

The revisions to this application were discussed in detail and at length by councillors and correspondence received from Lidl by both the Town Council and Cllr Thorne were read out by The Clerk. Following lengthy discussion a proposal was made and seconded to support the application but this was not carried, on the basis set out in the paragraph above.

The Council wish to be clear that it supports the opening of a Lidl store in the town, the key issue is around the location and other considerations as detailed in the minutes of the October Planning Meeting. The vote reflected the position that for some councillors the additional information provided by Lidl was not sufficient to address the concerns raised by the Town Council in October whilst others considered that there was sufficient mitigation provided to support the application. The Town Council would welcome further discussions about possible alternative locations for a Lidl store in the town.

- b) Case Ref: 43/20/0133 Proposal: Repair and replacement of sash windows at The Old Court, Mantle Street, Wellington
- c) Case Ref: 43/20/0134/LB Proposal: Repair and replacement of sash windows at The Old Court, Mantle Street, Wellington

**Items b) and c): RECOMMENDED** to support approval subject to any Planning Officer recommendations.

d) Case Ref: 43/20/0138 Proposal: Application for Outline Planning with all matters reserved for the erection of 1 No. detached bungalow on land to the rear of Allendale Terrace, Northside, Rockwell Green

**RECOMMENDED** to support approval subject to any Planning Officer recommendations.

e) Case Ref: 43/20/0139 Proposal: Erection of a single storey and a first floor extension to the rear of 76 Bramley Close, Wellington

**RECOMMENDED** to support approval subject to any Planning Officer recommendations.

f) Case Ref: 43/20/0145 Proposal: Erection of 1 No. dwelling with associated landscaping, car parking and access at Hayman Mill, Westford Grange, Lower Westford, Wellington

**RECOMMENDED** that this application be refused on the following grounds;

- Concerns that the property is being squeezed on a small piece of land and the impact on neighbouring property
- Concerns over the access to the site, as the entrance is on a blind corner
- Concerns over the safety of children walking to school – no pavement on what is already a very busy road.
- The significant impact and load of traffic on the railway bridge and water bridge

g) Case Ref: 43/20/0151 Proposal: Approval of reserved matters following outline application 43/06/0016 for the access, appearance, landscaping, layout and scale for the erection of an industrial building with associated yard and external works on land at Westpark 26, Chelston

**RECOMMENDED** to support approval subject to any Planning Officer recommendations.

The meeting ended at 7.15pm

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Councillor Janet Lloyd  
Mayor