

**MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL  
HELD IN THE COURT FIELDS SCHOOL HALL, WELLINGTON TA21 8SW ON  
MONDAY 5<sup>TH</sup> JULY 2021 at 6.00PM**

**PRESENT:** Councillors M Lithgow (Chair), J Lloyd, M McGuffie, J Thorne, A Govier, M Barr, V Stock-Williams. J Hunt (joined meeting late) N Powell-Brace, S Pringle-Kosikowsky, C Booth

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

Michael Hicks Planning Officer - Somerset West & Taunton District Council

One member of the press in attendance.

6 members of the public

**111. APOLOGIES**

Apologies were received and accepted from Councillors W Battishill, D Bradley and N Smith.

**112. DECLARATIONS OF INTEREST**

Councillor Lloyd declared an interest with Agenda Item 5(d) case ref: 43/21/0052 – friend of Mr and Mrs Hunt

Councillor Barr declared an interest with Agenda Item 5(d) case ref: 43/21/0052 – having been lobbied by a member of the public, he will not make any comment or vote on the application

Councillor Govier declared a prejudicial interest with Agenda Item 5(d) case ref: 43/21/0051 – as his mother-in-law lives opposite the proposed development

Councillor Stock-Williams declared an interest with Agenda Item 5 (d) case ref: 43/21/0052 -she had been approached for comment but had not given one.

Councillor Lithgow declared an interest with Agenda Item 5 (d) 43/21/0052. – as he had been lobbied.

Councillor Thorne declared an interest with Agenda Item 5(b) case ref: 43/21/0062 – as he lives close to the site.

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.

Councillor Lloyd, Councillor Stock-Williams and Councillor Govier 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.

### 113. PUBLIC PARTICIPATION

Two members of the public addressed the Council regarding Application 43/21/0052. Correspondence was also distributed to Councillors at the meeting and beforehand. Two items of correspondence were read aloud by the Mayor.

### 114. APPLICATIONS TO BE DETERMINED BY TOWN COUNCIL:

**NOTE:** Councillors M Barr and C Booth were unable to vote as they had not completed the training as required by Somerset West & Taunton District Council under the Scheme of Delegation

- a) **Case Ref: 43/21/0032** Proposal: Erection of a single storey extension to the side with alterations to driveway and construction of brick boundary wall at 17 Normandy Row, Lillebonne Way, Wellington

**RESOLVED** to approve the application subject to conditions set out in the Planning Officer's recommendations

- b) **Case Ref: 43/21/0039** Proposal: Replacement of a section of wall to car park area with close boarded fencing to form refuse bin store and delivery van parking area for 2 No. delivery vans with charging points at Waitrose, Red Lion Court, Wellington

It was proposed by Councillor Govier that the application be approved.

An amendment was proposed by Councillor Thorne that conditions 2, 3 and 4 be amended. This was seconded by Councillor McGuffie. A vote was taken on the amendment, there were four votes in favour and four votes against. The Mayor used his casting vote against and the amendment was not carried.

Councillor Pringle-Kosikowsky seconded the original proposal of approval subject to the conditions set on the Planning Officer's recommendations. There were 5 votes in favour, one against and two abstentions and it was so **RESOLVED**.

- c) **Case Ref: 43/21/0048** Proposal: Erection of a single storey extension to the side of 18 The Paddocks, Wellington

**RESOLVED** to approve the application subject to the conditions set out in the Planning Officer's recommendations

- d) **Case Ref: 43/21/0037** Proposal: Erection of a single storey extension to the rear and detached garden store at 101 Bulford, Wellington

**RESOLVED** to approve the application subject to the conditions set out in the Planning Officer's recommendations

**115. 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: 43/21/0063/T** Proposal: Application to carry out management works to one Oak tree included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 1998 at 61 Oakfield Park, Wellington (TD758)

**RECOMMENDED** to support approval of the application subject to the Tree Preservation Officer recommendations

- b) **Case Ref: 43/21/0062** Proposal: Variation of Condition No. 02 (approved plans) of application 43/18/0097 for revisions to bin storage areas on land to the north of Fore Street, Wellington

The Council want to propose this application be deferred to August's Planning Meeting as there was insufficient information and the wrong Land Identification Plan and Location Plan on the Planning Portal, making it very difficult to comment.

- c) **Case Ref: 43/21/0061** Proposal: Application for Outline Planning, with all matters reserved, for the erection of 3 No. dwellings on land to the west of Haymans Mill, Westford, Wellington

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

- Concerns that the property is out of keeping with other properties in the area.
- Risking the integrity of the Leat
- Council echoed the public comments on the planning portal
- Concerns over the access to the site
- 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 an already dangerous road

- d) **Case Ref: 43/21/0052** Proposal: Erection of 9 No. dwellings with access thereto and associated works on land east of Bagley Road, Bagley Green, Wellington

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

- The land should remain as allocated for business and employment
- The Council supports the concerns raised by PCL Planning on behalf of the owners of Ryelands Industrial Business Park and neighbouring residents.
- The proposal represents a contrived form of development of poor quality that would fail to provide a satisfactory level of residential amenity and safety to occupants, contrary to policies D7 and D8 of the Development Plan
- Concerns over the quality of living for residents
- Concerns over the over development of this area.

- Concerns that the proposed dwellings will be out of character with properties adjacent to development

However if, despite these concerns, the Application is approved:

The developers be required to provide a pavement along Bagley Road through a Section 106 Agreement

The speed limit on Bagley Road should be reduced to a restricted road speed limit of 30mph from the current 60mph

#### 116. SOMERSET WEST & TAUNTON DISTRICT COUNCIL - 2021 PLANNING

Application Number	Proposal	Address	WTC Recommendation	SWT Decision
43/21/0040/NMA	Non-material amendment to application 43/19/0032 to change the facing brick to render and to relocate the entrance door at	8 Homefield, Wellington		Approved
43/21/0021	Application for outline planning permission with all matters reserved for the demolition of disused outbuildings and the erection of 2 No. dwellings on land to the rear of	1 Westford Drive, Wellington	Refusal	Refused
43/20/0150/NMA	Non-material amendment to application 43/17/0002 to vary the wording of Condition No. 10 to read 'no more than 25 of the dwellings hereby permitted shall be occupied until alterations have been made to the Exeter Road/A38 roundabout junction in accordance with the approved plans' on land west of Bagley Road, Wellington	Land west of Bagley Road, Wellington		Approved

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43/21/0024	Erection of a two storey extension to the rear of	4 Martins Buildings, Bulford Lane, Wellington	Approval	Approved
43/21/0026	Replacement of cladding from tile to PVC-U to the 2 No. dormers at	Spy Post, Moorlands, Exeter Road, Wellington	Approval	Approved
43/21/0029	Replacement of garage at	60 Beech Hill, Wellington	Approval	Approved
43/21/0056/NMA	Non-material amendment to application 43/17/0029 for minor changes to the landscape design, including bin and bike stores, and boundary treatments at	The Mount, 21 High Street, Wellington		Approved

**The meeting ended at 18.55pm**

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**Councillor Mark Lithgow**  
**Mayor**