

**MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL
HELD AT Court Fields School Hall, Wellington TA21 8SW on Monday 6th
December 2021 at 6.00pm**

PRESENT: Councillors M Lithgow (Chair), V Stock-Williams, A Govier, J Thorne, M S Pringle-Kosikowsky, M McGuffie, N Powell-Brace (from minute 369(c)) , J Hunt (from minute 369), J Lloyd,

David Farrow (Town Clerk)
Annette Kirk (Deputy Clerk)
Alice Kendall (Deputy RFO & Assistant Clerk)
Darren Roberts Planning Officer - Somerset West & Taunton District Council

Two members of the press in attendance.

One member of the Public

366. APOLOGIES

Apologies were received and accepted from Councillors C Booth and D Bradley

367. DECLARATIONS OF INTEREST

Councillor Thorne declared personal interest in Agenda Item 5a (case ref:46/21/0029/CLA) – relative owns property nearby.

Councillor Thorne declared personal interest in Agenda Item 5b (case ref: 43/21/0122) – as an employee of McDonald's Fast Food Company.

Councillor Govier declared a prejudicial interest in Agenda Item 5d (case ref: 43/21/0125/LB) and Agenda Item 5e (case ref: 43/21/0124) - applicant being his employer.

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, 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.

368. PUBLIC PARTICIPATION

Email correspondence was received and circulated to Councillors prior to the meeting, from a member of the public who resides in Millstream Gardens, Tonedale, Wellington. The member of the public also spoke to raise concerns regarding Case Ref: 43/2/0093

APPLICATIONS TO BE DETERMINED BY TOWN COUNCIL:

- a) **Case Ref: 43/21/0093** Proposal: Conversion of loft into ancillary accommodation with the insertion of front and rear dormers and erection of a single storey extension to the side with conversion of garage at 8 Millstream Gardens, Tonedale, Wellington.

RESOLVED to refuse the application as recommended by the Planning Officer's report.

- b) Case Ref: 43/21/0041 Proposal: Erection of a first floor extension to the side of the dwelling, single storey extension to the rear and side of the garage and conversion of garage into ancillary accommodation at 32 Prices Avenue, Wellington.

RESOLVED to refuse the application as recommended by the Planning Officer's report.

At this juncture Councillor J Hunt joined meeting

369. 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: 46/21/0029/CLA Proposal: Notification for prior approval for the installation of 1 No. 18 metre high Phase 8 monopole C/W wraparound cabinet at base and associated ancillary works on land at West Buckland Road, Wellington.

RECOMMENDED that this application be approved. The council raised concerns over the height of the mast

- b) Case Ref: 43/21/0122 Proposal: Change of use of land and buildings from agricultural to business use (Class B2 and B8) with associated access, parking and turning at Chelston House Farm, Taunton Road, Wellington.

RECOMMENDED that this application be approved. The council raised the following concerns:

- Chelston Roundabout already at traffic capacity
- Safety of lorries accessing and exiting the site, asked that a one way system be considered
- Welcome a brown field site being developed for light industry use with the potential increase in employment opportunities in the area

At this juncture Councillor N Powell-Brace joined meeting

- c) Case Ref: 43/21/0128 Proposal: Erection of a single storey extension to the main building at The Mount Veterinary Hospital, Taunton Road, Wellington.

RECOMMENDED that this application be approved.

- d) Case Ref: 43/21/0125/LB Proposal: Change of use and conversion of offices to 6 No. residential dwellings with erection of extension at 35 Fore Street, Wellington.

RECOMMENDED that this application be approved.

- e) Case Ref: 43/21/0124 Proposal: Change of use and conversion of offices to 6 No. residential dwellings with erection of extension at 35 Fore Street, Wellington.

RECOMMENDED that this application be approved.

- f) Case Ref: 43/21/0127/T Proposal: Application to fell one Beech tree and one Pine tree (dead) included in Taunton Deane Borough (Wellington No.2) Tree Preservation Order 1977 at Chimes, Pyles Thorne, Wellington (TD124).

Notification received from Planning Department prior to the meeting this application was WITHDRAWN

- g) Case Ref: 43/21/0135/T Proposal: Application to carry out management works to one Birch tree included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 2004 at 34 Gay Close, Wellington (TD963).

RECOMMENDED that this application be approved subject to the Tree Preservation Officer's recommendations.

370. SOMERSET WEST & TAUNTON DISTRICT COUNCIL - 2021 PLANNING DECISIONS FOR INFORMATION ONLY:

Application Number	Proposal	Address	WTC Recommendation	SWT Decision
43/21/0020	Conversion and change of use of 2 No. agricultural barns, (Barn 1 to be converted to a dog kennel business and Barn 2 to be converted into an indoor horse menage), formation of dog agility course and formation of 3 No. glamping pitches with associated parking and works at	Henley Farm, Harpford Farm Lane, Payton, Wellington	Refusal	Withdrawn
43/21/0084	Erection of a single storey extension to the side and rear and first floor extension to the rear of	39 Brendon Road, Wellington	Approval	Approved
43/21/0096	Erection of a single storey extension to the front of	13 Drakes Park, Wellington	Approval	Approved
43/21/0098	Change of use of ground floor commercial areas to use Class E at	12 Fore Street, Wellington	Approval	Approved
43/21/0101/B	External alterations to the front elevation of	12 Fore Street, Wellington	Approval	Approved
43/21/0107	Addition of Durasid cladding to the upper half of the front elevation of (retention of works already undertaken)	70 Mantle Street, Wellington	Approval	Approved

The meeting ended at 6.45pm

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Councillor Mark Lithgow
Mayor