

**MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL  
HELD AT Court Fields School Hall, Wellington TA21 8SW on Monday 7<sup>th</sup> March  
2022 at 6.00pm**

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

David Farrow (Town Clerk)  
Annette Kirk (Deputy Clerk)  
Alice Kendall (Deputy RFO & Assistant Clerk)  
Rebecca Hunt (Admin Assistant)  
Jeremy Guise - Planning Officer - Somerset West & Taunton District Council

Two members of the press in attendance.

Seven members of the Public

**500. APOLOGIES**

Apologies were received and accepted from Councillors C Booth, S Pringle-Kosikowsky and J Hunt

**501. DECLARATIONS OF INTEREST**

Councillor Lloyd declared a prejudicial interest in Agenda Item 5(f) Case ref: 43/21/0146 and would not be commenting on this application.

Councillor Lithgow declared a personal interest in Agenda Item 5(f) Case ref: 43/21/0146 as connected with the applicant through Popham House and would not be commenting on this application.

Councillor Stock-Williams declared a personal interest in Agenda Item 5(f) Case ref: 43/21/0146 as she is a Governor of Popham House and would not be commenting on this application.

Councillor Govier declared a prejudicial interest in Agenda Item 5(f) Case ref: 43/21/0146 and would not be commenting on this application, as he is good friends with the applicant.

Councillor Powell Brace declared a prejudicial interest in Agenda Item 5(f) Case ref: 43/21/0146 and would not be commenting on this application, as she is friends with the applicant.

Councillor Thorne declared a personal interest in Agenda Item 5(h) Case Ref: 43/22/0019, as he can see the wall from his own property

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, Stock-Williams and 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.

## 502. PUBLIC PARTICIPATION

Member of the Public spoke and raised concerns regarding Case ref: 43/21/0146 and that the application be recommended for refusal.

The Chair agreed that Agenda Item 5(f) Case 43/21/0146 would be brought forward at this point to allow the council to comment.

- f) **Case Ref: 43/21/0146** Proposal: Erection of 1 No. dwelling on land to the rear of Shute House, 69 South Street, Wellington.

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

- Plan showed vehicular access when there is none.
- Neighbouring residents had not been allowed the full 21 days consultation to submit any replies.
- Impact on the street scene and neighbouring properties.
- Impact of over development in a Conservation Area.
- Concerns over the loss of garden and the proposed dwelling taking up the full area of the proposed site.

Please note comments were made by three councillors only, as five councillors declared personal and prejudicial interests and were not prepared to comment.

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

- a) **Case Ref: 43/21/0121** Proposal: Replacement of porch with the erection of a conservatory to the rear of 8 Post Close, Wellington

**RESOLVED** to Approve the application as recommended by the Planning Officer's report

- b) **Case Ref: 43/21/0136** Proposal: Demolition of single storey extension with erection of a one and a half storey extension at 1 Lucas Court, High Street, Wellington

**RESOLVED** to Approve the application as recommended by the Planning Officer's report

- c) **Case Ref: 43/21/0141** Proposal: Conversion of loft space into ancillary accommodation with erection of balcony to the rear of Twiga, 2 Foxdown Gardens, Foxdown Hill, Wellington

**RESOLVED** to Approve the application as recommended by the Planning Officer's report

- d) **Case Ref: 43/21/0132** Proposal: Erection of a two-storey extension to the side and rear and a single storey and first floor extension to the rear of 117 Barn Meads Road, Wellington

**RESOLVED** to Approve the application as recommended by the Planning Officer's report and with an additional condition that no further windows are added to the West Elevation or enlarged in the future.

- e) **Case Ref: 43/21/0143** Proposal: Demolition of garage and erection of a two-storey extension to the side of 116A Mantle Street, Wellington

**RESOLVED** to Approve the application as recommended by the Planning Officer's report

**504. 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: 43/21/0070** Proposal: Conversion of 2 No. flats into 4 No. flats on the first and second floor of 3 Fore Street, Wellington
- b) **Case Ref: 43/21/0071/LB** Proposal: Various internal alterations to the first and second floor at 3 Fore Street, Wellington

**RECOMMENDED** that these applications be approved.

The Council were concerned some of the new flats would be undersized and are disappointed that the very narrow staircase could not be changed as it was very steep and questioned who this would benefit.

- c) **Case Ref: 43/22/0012** Proposal: Change of use of amenity land to domestic garden with relocation of boundary wall to include the additional land at 18 Blackdown Meadow, Wellington

**RECOMMENDED** that this application be Refused. The Council raised the following concerns:

- Impact on sight lines when accessing and leaving the parking area.
- Impact on drivers' visibility when manoeuvring in the parking area affecting possible injury to pedestrians and other users.
- Negative visual impact in the area. This will lead to other applications being put in to claim amenity land, where the purpose of the land is to lift the development scene.

- d) **Case Ref: 43/22/0013/T** Proposal: Application to fell one Alder tree and to carry out management works to four Oak trees included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 2011 (TD1087) and to fell one Ash tree included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 1996 (TD674) on land adjacent to Aspin Close, Mills Drive and Damson Row, Wellington

**RECOMMENDED** that this application be approved subject to the Tree Preservation Officer's recommendations. The Council would like the Planning Department to confirm if the landscaping conditions of the original planning application are being met and properly managed.

- e) **Case Ref: 43/22/0014/T** Proposal: Application to carry out management works to one Oak tree included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 2011 at 15 Mills Drive, Wellington (TD1087)

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

- f) **Case Ref: 43/21/0146** Proposal: Erection of 1 No. dwelling on land to the rear of Shute House, 69 South Street, Wellington – Council comments at minute number 502 as above.

- g) **Case Ref: 43/22/0002** Proposal: Reserved matters application for approval of access, appearance, landscaping, layout and scale for a development of 56 industrial/commercial units with associated access and landscaping on land at Westpark, Chelston.

**RECOMMENDED** that this application be approved.

- h) **Case Ref: 43/22/0019** Proposal: Demolition of unstable and unsafe boundary wall at 7 Fore Street, Wellington (retention of part works already undertaken)

**RECOMMENDED** that this application be approved.

**505. SOMERSET WEST & TAUNTON DISTRICT COUNCIL - 2022 PLANNING DECISIONS FOR INFORMATION ONLY:**

| <b>Application Number</b> | <b>Proposal</b>  | <b>Address</b>                     | <b>WTC Recommendation</b> | <b>SWT (Somerset West and Taunton) Decision</b> |
|---------------------------|--|------------------------------------|---------------------------|---|
| 43/21/0111                | Erection of a single storey and two storey extension to the rear and erection of a two-storey extension to the front of  | 15 Brendon Road, Wellington        | Approval                  | Approved  |
| 43/21/0126                | Erection of a first floor extension over the garage at   | 15 John Grinter Way, Wellington    | Approval                  | Approved  |
| 43/21/0130                | Erection of a single storey extension to the side of   | 71 Pear Tree Way, Wellington       | Approval                  | Approved  |
| 43/21/0131                | Erection of a single storey extension to the garage for ancillary accommodation at   | 15 Blackmoor Road, Wellington      | Approval                  | Approved  |
| 43/21/0133                | Erection of a single storey side and rear extension with the demolition of the linked garage at  | 14 Queens Road, Wellington         | Approval                  | Approved  |
| 43/22/0006/NMA            | Application for a Non-Material Amendment to application 43/21/0022 for alterations to the hip roof, replacement of 2 No. windows for 1 No. window and the addition of a roof light to the bedroom at | 74 Waterloo Road, Wellington       |                           | Approved  |
| 43/22/0005/T              | Application to carry out management works to one Oak tree included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 2011 to the south of   | 26 Nash Drive, Wellington (TD1087) | Approval                  | Approved  |

**The meeting ended at 6.58pm**

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