

**MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL  
HELD AT United Reformed Church Hall, Fore Street, Wellington TA21 8AG on  
Monday 16<sup>th</sup> May 2022 at 8.00pm pm**

**PRESENT:** Councillors M Lithgow (Chair), N Powell-Brace, C Booth, K Wheatley, A Govier, C Govier, S Booker, K Canham, M McGuffie, M Barr, J Thorne, W Battishill, J Lloyd.

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

**19. APOLOGIES**

Apologies were received and accepted from Councillors R Henley and Z Barr

**20. DECLARATIONS OF INTEREST**

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 J Lloyd and A 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.

**21. PUBLIC PARTICIPATION**

No members of the public were present.

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

- a) **Case Ref: 43/22/0020** Proposal: Replacement of conservatory with the erection of a two-storey extension to the side of 10 Oldway Park, Wellington

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

- b) **Case Ref: 43/22/0016** Proposal: Erection of a single storey extension to the side and front of 33 Sylvan Road, Wellington

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

- c) **Case Ref: 43/22/0023** Proposal: Erection of a single storey extension to the rear of 182 Barn Meads Road, Wellington

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

**23. 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: 43/22/0032/T** Proposal: Application to carry out management works to one Ash tree included in Taunton Deane Borough (Wellington No.2) Tree Preservation Order 2008 at 1 Shute Row, South Street, Wellington (TD1047)

No comments were made as the application had already been determined by the Planning Department.

The Council asked that contact is made to the Planning Department to clarify why we were unable to make comment on this particular application and also to address other concerns i.e. Town Council comments missing off Planning Officer's reports etc.,

- b) **Case Ref: 43/22/0034/LB** Proposal: Conversion of part of building into 5 No. apartments, from office space, at 10B High Street, Wellington.
- c) **Case Ref: 43/22/0030** Proposal: Conversion of part of building into 5 No. apartments, from office space, at 10B High Street, Wellington

**RECOMMENDED** that both Case Ref: 43/22/0034/LB and Case Ref: 43/22/0030 applications be approved. Comments made:

- The Council welcomed more homes in the town as this will increase the number of residents supporting local businesses.
  - The Council wishes to continue to see retail units on the ground floor with residential units above.
  - The Council raised concerns that at other buildings in the town, where flats are above retail units, the footpath approach to the flats are looking tired and unkept. Could Planning Officers address this issue, when determining flat applications in the town centre and how these areas are managed.
- d) **Case Ref: 43/22/0037** Proposal: Siting of Portakabin building to be used as a meeting room for a period of 260 weeks at Swallowfield House, Station Road, Wellington (retention of works already undertaken)

**RECOMMENDED** that this application be approved. Comments made:

- The Council ask that residents living at Riverside are approached and asked if they have any objections with the siting of the Portakabin.

- e) **Case Ref: 44/22/0005** Proposal: Variation of Condition No. 06 (hours of operation) of application 44/19/0017 at Brook Farm, Westford, Wellington

No Comments - the property is outside the Wellington Town Council Boundary

- f) **Case Ref: 43/22/0041is** Proposal: Erection of an office building at The Mount Veterinary Hospital, Taunton Road, Wellington

**RECOMMENDED** that this application be approved with the condition that this is temporary and restricted to a 2 year time frame.

- g) **Case Ref: 43/21/0065** Proposal: Erection of 4 No. finger posts with a maximum of six arms for each post at locations on Fore Street/South Street, Victoria Street/North Street, Courtlands Road car park and entrance to North Street car park, Wellington

- h) **Case Ref: 43/21/0068/A** Proposal: Display of 4 No. finger posts with a maximum of six arms for each post at locations on Fore Street/South Street, Victoria Street/North Street, Courtlands Road car park and entrance to North Street car park, Wellington

**RECOMMENDED** that Case Ref: 43/21/0065 and Case Ref: 43/21/0068/A applications be approved.

**24. TOWN AND COUNTRY PLANNING ACT 1990 – APPEAL UNDER SECTION 78: For information only**

**Case ref: 43/19/0106 - LAND AT JURSTON LANE, WELLINGTON TA21 9PQ -**  
Application for approval of reserved matters following outline application 43/14/0130 for the erection of 190 No. dwellings, formation of pedestrian and cycle routes, public open space and associated works for Phase 3 at Jurston Farm, Wellington

**25. 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>
43/20/0059	Non-material amendment to application 43/20/0059 to amend Condition No. 04 into a compliance format in relation to tree protection	Bagley Road, Rockwell Green, Wellington		Approved

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	measures on land west of			
43/21/0145	Erection of a single storey extension to the rear of	18 The Paddocks, Wellington	Approval	Approved
43/22/0013/T	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	Approval	Approved
43/22/0026/NMA	Application for a non-material amendment to application 43/18/0097 to Plots 9, 10, 13, 14, 16, 25 and 26 for requirements of a fire escape distance that exceeds the current length of the garden and therefore an 'L' shaped garden needs to be incorporated which will not have any effect on the conservation area	Fore Street, Wellington		Approved

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	on land to the north of			
43/22/0012	Change of use of amenity land to domestic garden with relocation of boundary wall to include the additional land at	18 Blackdown Meadow, Wellington	Refusal	Approved
43/22/0014/T	Application to carry out management works to one Oak Tree at	15 Mills Drive, Wellington	Approval	Approved
43/21/0071/LB	Various internal alterations to the first and second floor at	3 Fore Street, Wellington		Withdrawn
43/22/0004	Erection of a conservatory to the side of	72 Richards Close, Wellington	Approved	Approved
43/21/0070	Conversion of 2 no. flats on the first and second floor of	3 Fore Street, Wellington		Withdrawn
43/20/0086	Erection of a Class E(a) food store with associated parking, landscaping, and access works on	Land northwest of Nynehead Road/Taunton Road/Torres Vedras Drive Roundabout, Wellington	Refusal	Approved

**The meeting ended at 8.40pm**

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