

**MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL
HELD AT United Reformed Church Hall, Fore Street, Wellington TA21 8AG on
Monday 6th June 2022 at 6.15pm**

PRESENT: Councillors M Lithgow (Chair), N Powell-Brace, K Wheatley, A Govier, C Govier, S Booker, K Canham, M McGuffie, M Barr, Zoe 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)
Kieran Reeves - Planning Officer - Somerset West & Taunton District Council

4 members of the public

54. APOLOGIES

Apologies were received and accepted from Councillors C Booth who arrived part way through the meeting.

55. DECLARATIONS OF INTEREST

Councillor Thorne declared a personal interest in Agenda Item 6(f) Case Ref: 43/22/0043 as he is a personal friend of the applicant

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.

56. PUBLIC PARTICIPATION

There was no public participation

57. LONGFORTH MASTERPLAN

Chris Winter of West of England Developments made a presentation to the Council regarding the schemes they are proposing. They hope to put in two outline planning applications for their Railway and Commercial Scheme together with the Residential Scheme by the end of September. A copy of the plan presented to councillors was circulated after the meeting.

58. APPLICATIONS TO BE DETERMINED BY TOWN COUNCIL:

- a) **Case Ref: 43/22/0028** Proposal: Conversion of garage into habitable accommodation with erection of extension to the side and rear at 32 Prices Avenue, Wellington (resubmission of 43/21/0041)

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

59. 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: 43/22/0047/A** Proposal: Display of 1 No internally illuminated flagpole, 2 No. internally illuminated fascia signs, 3 No. externally illuminated large wall mounted billboards, 2 No. externally illuminated small wall mounted, 1 No. non-illuminated trolley bay sign and 1 No. internally illuminated freestanding poster display unit on land immediately to the north west of the Nynehead Road/Taunton Road/Torres Vedras Roundabout, Wellington.

RECOMMENDED that this application be approved, on condition the following comments are taken into consideration.

- The flag pole was not necessary as it will felt it would be excessive and intrusive to the street scene. We should be protecting the entry into Wellington and retain its character.

At this juncture, Councillor C Booth joined the meeting.

- b) **Case Ref: 43/22/0008/LB** Proposal: Replacement of 1 No. window to the side and 3 No. windows to the rear of 31 Rockwell Green, Wellington
- c) **Case Ref: 43/22/0007** Proposal: Replacement of 1 No. window to the side and 3 No. windows to the rear of 31 Rockwell Green, Wellington

RECOMMENDED that both Case Ref: 43/22/0008/LB and Case Ref: 43/22/0007 applications be approved.

- d) **Case Ref: 43/22/0036/CMA** Proposal: Application for Prior Approval for the proposed change of use of the first and second floors from office use (Class B1(a)) to 3 No. residential units (Class C3) at 21A Fore Street, Wellington.

RECOMMENDED that this application be approved. The Council are in support of more homes coming into the town centre. The applicants to ensure flat sizes meet the minimum national space standards for dwellings.

- e) **Case Ref: 43/22/0053/A** Proposal: Display of 1 No. externally illuminated fascia sign and 8 No. non-illuminated fascia signs at Westpark 27, Chelston.

RECOMMENDED that this application be approved, on condition the following comments are taking into consideration:

- The Council felt there was an excessive number of signs.
- Illuminated sign not needed as not visible from main road

- f) **Case Ref: 43/22/0043** Proposal: Change of use of garden storage/office building to a dog grooming salon at 45 Rockwell Green, Wellington (retention of works already undertaken).

RECOMMENDED that this application be approved. The Council felt as there are more dogs, there is a demand for this service.

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

Application Number	Proposal	Address	WTC Recommendation	SWT (Somerset West and Taunton) Decision
43/22/0032/T	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)		Split Decision
43/22/0010	Installation of 5 No. EV bays with associated infrastructure at	Wellington Service Station, Westpark 26, Chelston, Wellington	Approval	Approved
43/22/0016	Erection of a single storey extension to the side and front of	33 Sylvan Road, Wellington	Approval	Approved
43/22/0020	Replacement of conservatory with the erection of a two storey extension to the side of	10 Oldway Park, Wellington	Approval	Approved

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43/22/0023	Erection of a single storey extension to the rear of	182 Barn Meads Road, Wellington	Approval	Approved
43/22/0050/NMA	Application for a Non-Material Amendment to application 43/21/0092 to amend the location and size of the larger vehicle door and the location of the adjacent personnel door at	Westpark 26, Chelston, Wellington		Approved

The meeting ended at 6.55pm

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Councillor Mark Lithgow
Mayor