

**MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL
HELD AT United Reformed Church Hall, Fore Street, Wellington TA21 8AG on
Monday 4th July 2022 at 6.15pm**

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

David Farrow (Town Clerk)
Annette Kirk (Deputy Clerk)
Rebecca Hunt (Admin Assistant)

Kieran Reeves - Planning Officer - Somerset West & Taunton District Council

1 member of the press
6 members of the public

115. APOLOGIES

Apologies were received and accepted from Councillors S Booker and Z Barr.

116. DECLARATIONS OF INTEREST

Councillor C Booth declared a personal interest in Agenda Item 4(c) Case Ref: 43/22/0029

Councillor M Lithgow declared a personal interest in Agenda Item 5(a) Case ref: 43/22/0056/T as connection with the applicant would not be commenting on this application.

Councillor A Govier declared a prejudicial interest in Agenda Item 5(a) Case ref: 43/22/0056/T and would not be commenting on this application, as he is good friends with the applicant.

Councillor N Powell Brace declared a prejudicial interest in Agenda Item 5(a) Case ref: 43/22/0056/T as she is friends with the applicant.

Councillor M 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.

117. PUBLIC PARTICIPATION

Member of the Public spoke and raised concerns regarding Agenda item 5(a) Case ref: 43/22/0056/T and asked that the application be recommended for refusal.

118. APPLICATIONS TO BE DETERMINED BY TOWN COUNCIL:

- a) Case Ref: 43/21/0114 Proposal: Conversion of loft space into habitable accommodation at The Old Counting House (formerly St Ives), Westford Drive, Lower Westford, Wellington

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

- b) Case Ref: 43/22/0009 Proposal: Erection of a two-storey extension to the side of 22 Olands Road, Wellington

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

- c) Case Ref: 43/22/0029 Proposal: Erection of a single storey extension, including attached garage, to the side of 3 Swains Lane, Wellington

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

119. 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: 43/22/0056/T Proposal: Notification to fell three Cypress trees and one Apple tree and to carry out management works to one Apple tree within Wellington Conservation Area at Shute House, 69 South Street, Wellington

RECOMMENDED that this application to fell three Cypress Trees and One Apple Tree is Refused, on condition the following comments are taken into consideration:

- The council recommends approval of the management work to one apple tree, as recommended by the Tree Officer.
- The Ecological Report attached with Case Ref: 43/21/0146 recognised that the two Apple Trees were in good condition with no damage or gaps/cracks noted and that the Cypress hedgerow was intact.
- The Council were in support of the comments received from the public on the Somerset West and Taunton Planning Portal objecting to the trees being removed.
- The Council object to healthy trees being removed in a conservation area.
- Concerns were raised when on Case Ref: 43/21/0146 application form paragraph 10, the applicants detailed there were no trees on the proposed development site.

- b) Case Ref: 43/22/0057 Proposal: Alterations to roof, internal changes and insertion of double glazing at 3 Five Houses, Linden Hill, Tonedale, Wellington

RECOMMENDED that this application be approved.

- c) Case Ref: 43/22/0069/T Proposal: Application to fell ash tree included in Taunton Deane Borough (Wellington No.5) Tree Preservation Order 1987 at 1 Hoyles Close, Wellington (TD400)

RECOMMENDED that this application be approved.

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

Application Number	Proposal	Address	WTC Recommendation	SWT (Somerset West and Taunton) Decision
43/22/0028	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)		Approved
43/22/0049/NMA	Application for a Non-Material Amendment to application 43/21/0132 for amendments to the single storey aspect of the extension to improve the kitchen space at	117 Barn Meads Road, Wellington		Approved
43/22/0019	Demolition of unstable and unsafe boundary wall at 7 Fore Street, Wellington (retention of part works already undertaken) as amended by agents email of 30th May 2022 for a replacement wall (not fence) as shown on drawing number 1310/200PA REV 1A	7 Fore Street	Approval	Approved

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43/22/0037	Siting of Portakabin building to be used as a meeting room for a period of 260 weeks at (retention of works already undertaken)	Swallowfield House, Station Road, Wellington	Approval	Approved
43/22/0040/LB	Removal of composite Profile 3 roof sheets and installation of box profile metal sheeting the (previously notified under incorrect Parish 44/22/0002LB)	The Stable at Lower Nowers Farm, Nowers Nursery Road, Wellington	Approval	Approved

The meeting ended at 6.55pm

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Councillor Mark Lithgow
Mayor