

MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL
Held at the United Reformed Church Hall, Fore Street, Wellington TA21 8AG on
Monday 1 August 2022 at 6.15pm

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

David Farrow (Town Clerk)
Rebecca Hunt (Admin Assistant)

Darren Roberts – Senior Planning Officer - Somerset West & Taunton District Council

1 member of the press

169. APOLOGIES

Apologies were received and accepted from Councillors W Battishill, A Govier and Z Barr.

170. DECLARATIONS OF INTEREST

None in addition to the standing interests set out in the agenda.

171. PUBLIC PARTICIPATION

No members of the public were in attendance.

172. APPLICATIONS TO BE DETERMINED BY TOWN COUNCIL:

- a) **Case Ref: 43/22/0053/A** Proposal: Display of 1 No. externally illuminated fascia sign and 8 No. non-illuminated fascia signs at Westpark 26, Chelston.

RESOLVED to approve the application as recommended by the Planning Officers report with the additional condition that the illuminated fascia sign is turned off between the hours of 11.00pm and 7.00am.

- b) **Case Ref: 43/22/0045** Proposal: Erection of a two-storey extension to the side and erection of a single storey extension to the rear of 3 Corner Close, Wellington.

RESOLVED to approve the application as recommended by the Planning Officers report.

- c) **Case Ref: 43/22/0044** Proposal: Erection of a first-floor extension to the side of 26 Alexandra Road, Wellington.

RESOLVED to refuse the application as recommended by the Planning Officers report

173. TO CONSIDER WHAT COMMENTS TO MAKE ON THE FOLLOWING APPLICATIONS THAT WILL BE DETERMINED BY SOMERSET WEST AND TAUNTON COUNCIL OR SOMERSET COUNTY COUNCIL:

Case Ref: 43/22/0072/T Proposal: Application to carry out management works to one Oak tree included in Taunton Deane Borough (Wellington No.3) Tree Preservation Order 1993 overhanging 10 Elms Road, Wellington (TD588)

RECOMMENDED that the recommendation of the Tree Officer should be supported.

b) **Case Ref: 43/22/0070** Proposal: Change of use and conversion of former public house/hotel into 4 No. flats with ground floor community space with associated parking/amenity space at Kings Arms Hotel, High Street, Wellington

RECOMMENDED that this application be approved.

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

Application Number	Proposal	Address	WTC Recommendation	SWT (Somerset West and Taunton) Decision
43/21 /0144/CQ	Prior approval for proposed change of use from agricultural buildings into 4 No. dwelling houses (Class C3) and associated building operations at	Henley Farm, Harford Farm Lane, Payton, Wellington	Refusal	Approved
43/22/0007	Replacement of 1 No. window to the side and 3 No. windows to the rear of	31 Rockwell Green, Wellington	Approval	Approved
43/22/0008/LB	Replacement of 1 No. window to the side and 3 No. windows to the rear of	31 Rockwell Green, Wellington	Approval	Approved
43/22/0036/CMA	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	Approval	Approved

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43/21/0114	Conversion of loft space into habitable accommodation at	The Old Counting House (formerly St Ives), Westford Drive, Lower Westford, Wellington	Approval	Approved
43/22/0009	Erection of a two storey extension to the side of 22 Olands Road, Wellington	22 Olands Road, Wellington	Refusal	Refused
43/22/0029	Erection of a single storey extension, including attached garage, to the side of	3 Swains Lane, Wellington	Approval	Approved
43/22/56/T	Notification to fell three Leyland 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	Refusal	WITHDRAWN
43/22/0043	Change of use of garden storage/office building to a dog grooming salon at (retention of works already undertaken)	45 Rockwell Green, Wellington	Approval	Approved
43/22/0067/NMA	Application for a Non-Material Amendment to application 43/19/0110 to change the materials and appearance of the front elevation of	2 Tone Hill, Wellington as amended by agents email of 12 July 2022 and new application forms confirming the address as 1 Tone Hill, Tonedale, Wellington.		Approved

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43/22/0015	Demolition of conservatory and erection of a two-storey extension to the rear and replacement of garage at	28 Alexandra Road, Wellington		WITHDRAWN
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Councillors raised concerns in relation to the approval of Planning Application 43/21 /0144/CQ which the Town Council had previously recommended should be refused. The Town Clerk will seek clarification for the decision.

The meeting ended at 6.55pm

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Councillor Mark Lithgow
Mayor