

**MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL Held at the United Reformed Church Hall, Fore Street, Wellington TA21 8AG on Monday 5<sup>th</sup> September 2022 at 6.00pm**

**PRESENT:** Councillors M Lithgow (Chair), M Barr, S Booker, A Govier, K Canham, C Govier, M McGuffie, W Battishill, J Thorne.

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

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

One member of the press and one member of the public were in attendance.

**214. APOLOGIES**

Apologies were received and accepted from Councillors K Wheatley, J Lloyd, N Powell-Brace, C Booth and Z Barr.

**215. DECLARATIONS OF INTEREST**

Councillor Thorne declared a personal interest with Agenda Item 5c case ref: 43/22/0076 – he had been lobbied. Councillor Thorne confirmed he could not comment before the Planning Meeting on 5<sup>th</sup> September 2022.

Councillor McGuffie declared an interest with Agenda Item 5b case ref: 43/22/0092– He had received correspondence and had been lobbied. Councillors McGuffie did not reply and confirmed the application would be discussed at the Planning Meeting on 5<sup>th</sup> September 2022.

Councillor Govier declared an interest with Agenda Item 5b case ref: 43/22/0092– He had received correspondence but had not replied.

Councillor Lithgow declared an interest with Agenda Item 5b case ref: 43/22/0092– He had received correspondence but had not replied.

It was noted that in relation to item 5b case ref: 43/22/0092 whilst he was not a voting member of the Committee the Town Clerk was a member of Wellington Rugby Club.

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.

Councillor Lloyd, Councillor Stock-Williams and Councillor 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.

**216. PUBLIC PARTICIPATION**

No participation was requested.

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

**a) Case Ref: 43/22/0051**

Proposal: Erection of a two-storey extension to the rear of 86 Mills Drive, Wellington

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

**b) 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 northwest of the Nynehead Road/Taunton Road/Torres Vedras Roundabout, Wellington – see comments made by Wellington Town Council 7<sup>th</sup> June 2022 planning minutes.

**RESOLVED** to Refuse 1no. internally illuminated flagpole on the following grounds:

- Policy D2: Approach routes to Taunton and Wellington Development which would harm the visual qualities of routes into and out of Taunton and Wellington will not be permitted.
- Policy D3: Outdoor advertisements and signs Proposals for adverts and signs will be permitted unless: A. Their siting, design, appearance, proportion and materials minimise disharmony with or detracts from their surroundings, including the design, character, architectural features, fabric and finishes of any supporting building or structure. Any signage, including projecting signage, should be below first floor window level only and any internal illumination should emphasise lettering and logos rather than the background itself; B. They intrude upon or harm views to and from the countryside, conservation areas, listed buildings, scheduled monuments or landmarks; C. They are unduly prominent or create visual clutter when viewed with any existing signs; D. They present a hazard to public safety

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

**c) Case Ref: 43/22/0042**

Proposal: Erection of a two-storey extension to the rear and home office outbuilding at 4 Victoria Street, Wellington

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

**d) Case Ref: 43/22/0071**

Proposal: Erection of single storey extensions to the sides of 6 Pyles Thorne Road, Wellington

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

**e) Case Ref: 43/22/0068**

Proposal: Erection of an infill section to the rear single storey extension with alterations including the removal of the vaulted ceiling and construction of a flat roof with a roof lantern at 34 Bovet Street, Wellington

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

**218. 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: 43/22/0086/T**

Proposal: Application to carry out management works to one Holm Oak tree included in Taunton Deane Borough (Wellington No.3) Tree Preservation Order 1998 at Drakes Place, High Street, Wellington (TD762)

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

**b) Case Ref: 43/22/0092**

Proposal: Alterations to land drainage works with tree removals and associated planting at Wellington RFC Athletic Ground, Corams Lane, Wellington

**RECOMMENDED** that this application be approved in principle. The Town council raised a number of concerns, as the plans on the planning portal did not show enough clarity. Further assurances are required from the applicant on how they plan to mitigate the effects on the local wildlife during construction and that there would be no impact on the Nature Reserve and Basins Land. The Town Council also considered that felling twelve trees was excessive, and more clarity was needed to explain why this was necessary. The rugby club should also be asked to withdraw the statement in the papers submitted stating that the Town Council supported the detailed application.

c) **Case Ref: 43/22/0076**

Proposal: Recladding of workshop unit and installation of windows at Dale House, Station Road, Wellington

**RECOMMENDED** that this application be approved.

**219. 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 /00122	Change of use of land and buildings from agricultural to business use (Class E(g)(iii) light industrial and B8 storage and distribution) with associated access, parking and turning	Chelston House Farm, Taunton Road, Wellington	Approval	Approved
43/22/0069/T	Application to fell one ash tree included in Taunton Deane Borough (Wellington No.5) Tree Preservation Order 1987	1 Hoyles Close, Wellington (TD400)	Approval	Approved
43/22/0033	Erection of a two-storey extension to the rear and side (to include a self-contained annexe) and erection of a single storey extension to the front	61 Oaken Ground, Rockwell Green, Wellington		WITHDRAWN
43/22/0044	Erection of a first-floor extension to the side	26 Alexandra Road, Wellington	Refusal	Refused
43/22/0045	Erection of a two-storey extension to the side and erection of a single storey extension to the rear	3 Corner Close, Wellington	Approval	Approved
43/22/0053/A	Display of 1 No. externally illuminated fascia sign and 8 No. non-illuminated fascia signs	Westpark 26, Chelston	Approval	Approved
43/22/0072/T	Application to carry out management works to one Oak tree included in Taunton	10 Elms Road,	Approval	Approved

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	Deane Borough (Wellington No.3) Tree Preservation Order 1993 overhanging	Wellington (TD588)		
43/22/0002	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	land at Westpark, Chelston	Approval	Approved
43/22/0022	Erection of an outbuilding to be used as ancillary accommodation	55 Oaken Ground, Rockwell Green, Wellington (retention of part works already undertaken)		Approved
43/22/0065/OB	Erection of 3 No. Advertisements	Lillebonne Way roundabout, Wellington		Decision of No observations were made by 23 <sup>rd</sup> August 2022

**The meeting ended at 6.55pm**

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