

MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL Held at the United Reformed Church Hall, Fore Street, Wellington TA21 8AG on Monday 5th December 2022 at 5.30pm

PRESENT: Councillors M Lithgow (Chair), K. Wheatley, A Govier, M McGuffie, M Barr, J Thorne, W Battishill, J Lloyd.

David Farrow (Town Clerk)
Alice Kendall (Deputy Clerk)
Annette Kirk (Assets & Events Officer)

Denise Todd – Planning Officer - Somerset West & Taunton District Council

One member of the press
One member of the public

384. APOLOGIES

Apologies were received and accepted from Councillors N Powell-Brace, C Booth S. Booker, K Canham, C Govier and Z Barr.

385. DECLARATIONS OF INTEREST

Councillor J Thorne declared a prejudicial interest in agenda item 4(f) case ref: 43/22/0083

Councillor A Govier declared a personal interest in agenda items 4(b) case ref: 43/22/0105, 4(c) case ref: 43/22/0060 and 5(b) case ref: 43/22/0124/T

Councillor J Lloyd queried whether Councillor K Wheatley was still a member of the Somerset West and Taunton Council's Planning Committee. Councillor K Wheatley confirmed he was.

Councillors M Lithgow and K Wheatley 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 should different facts be placed before them.

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.

386. PUBLIC PARTICIPATION

No Public Participation

387. APPLICATIONS TO BE DETERMINED BY TOWN COUNCIL:

a) Case Ref: 43/22/0103

Proposal: Erection of a two-storey extension to the side and a single storey extension to the rear of 9 Priory, Wellington

RESOLVED to Approve the application subject to the Planning Officer's report

b) Case Ref: 43/22/0105

Proposal: Erection of a two-storey extension to the side and single storey extension to the side and rear of 8 Lower Westford, Wellington

RESOLVED to Approve the application subject to the Planning Officer's report

c) Case Ref: 43/22/0060

Proposal: Erection of a part two storey and part single storey extension to the side and rear of 40 Howard Road, Wellington

RESOLVED to Approve the application subject to the Planning Officer's report with an added condition that the car parking area is not obstructed.

d) Case Ref: 43/22/0101

Proposal: Replacement of garage with the erection of a two-storey extension to the side and a single storey extension to the front and rear of 4 Hoyles Road, Wellington

RESOLVED to Approve the application subject to the Planning Officer's report

e) Case Ref: 43/22/0087

Proposal: Erection of a first-floor extension to the rear of 22 Holyoake Street, Wellington

RESOLVED to Approve the application subject to the Planning Officer's report

Councillor J Thorne left the room – Time 5.55pm

f) Case Ref: 43/22/0083

Proposal: Demolition of garage and erection of a two-storey extension to the side of 18 Owen Street, Wellington

RESOLVED to Approve the application subject to the Planning Officer's report.

Councillor J Thorne re-joined the meeting

g) Case Ref: 43/22/0099

Proposal: Erection of a single and two storey rear extension, a single storey side extension and a single storey front extension at 61 Oaken Ground, Rockwell Green, Wellington (resubmission of 43/22/0033)

RESOLVED to Approve the application subject to the Planning Officer's report

388. 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: 43/22/0119/LB

Proposal: Removal of asbestos and emergency fabric repairs with structural roof repairs at Tone Works, Wellington (retention of part works already undertaken)

RECOMMENDED approval. It was noted that the building was in fact in the parish of Langford Budville and that the reference number needed changing to reflect that

b) Case Ref: 43/22/0124/T

Proposal: Notification to carry out management works to one Lime tree within Wellington Conservation Area at St. John the Baptist Church, High Street, Wellington

RECOMMENDED approval.

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

Application Number	Proposal	Address	WTC Recommendation	SWT (Somerset West and Taunton) Decision
43/22/0090/NMA	Application for a Non-Material Amendment to application 43/19/0106 to alter the wording, and in doing so the triggers, of Condition No's 03, 04, 05, 06, 07 and 10 at Phase 3,	Land at Jurston Farm, Wellington		REFUSAL
43/22/0102/T	Application to carry out management works to one Oak tree included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 2011 on land to the east of	19 Nash Drive Wellington (TD1087)	APPROVED	APPROVAL
43/22/0106/T	Application to carry out management work to one Oak tree included in Taunton Deane Borough (Wellington No.3) Tree Preservation Order 1993 at	39 Sanford Rise, Wellington		APPROVAL
43/22/0070	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	APPROVED	APPROVAL
43/22/0073	Replacement of conservatory with the erection of a part single and part two storey extension to the rear, erection of a first-floor side extension and a single storey front extension at	21 Sylvan Road, Wellington	APPROVED	APPROVAL

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43/22/0082	Erection of a single storey extension to the rear of	21 Popham Road, Wellington	APPROVED	APPROVAL
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The meeting ended at 6.25pm

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Councillor Mark Lithgow
Mayor