

MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT UNITED REFORMED CHURCH HALL ON MONDAY 6 FEBRUARY 2023 AT 6.15PM

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

David Farrow (Town Clerk)
Alice Kendall (Deputy Clerk)

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

One member of the press
Ten members of the public

491 APOLOGIES

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

492 DECLARATIONS OF INTEREST

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.

Councillor C Govier declared a prejudicial interest in application 43/22/0130 being the applicant. Councillor A. Govier also declared a prejudicial interest in this item. They indicated that they would leave the meeting while this item is considered.

Councillor J Lloyd declared a personal interest in application 43/22/0111/LB as it is her son's place of work and in application 43/22/0130 as she knows the applicant.

493 PUBLIC PARTICIPATION

Two members of the public gave representations on application 43/23/0002.

494 APPLICATIONS TO BE DETERMINED BY TOWN COUNCIL:

a) Case Ref: 43/22/0109

Proposal: Conversion of part of garage into ancillary accommodation with replacement of french doors with a window to the rear of 24 Walkers Gate, Wellington

RESOLVED to approve the application subject to the conditions detailed in the Planning Officer's report.

At this juncture, it was **RESOLVED** to bring forward item 5b (application 43/23/0002).

495 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: 43/23/0002

Proposal: Demolition of agricultural barn and erection of 4 No. dwellings with associated works at Henley Farm, Payton, Wellington

RESOLVED to recommend that this application be refused. Councillors raised several issues.

- The development does not feature in development plan maps and is therefore outside of the Core Strategy.
- The proposed dwellings are large and have an overbearing mass.
- The proposal will dominate the surrounding landscape within the open countryside and will be highly visible from public rights of way.
- Development of the site will triple the population of the Hamlet causing a significant increase in traffic on a lane that is narrow and already sometimes difficult to navigate. Any potential residents will need to have motor vehicles given that the site has no reasonable access to the public transport network. In turn, this brings its own sustainability issues.
- Further to the point above, there are concerns about access for emergency services.
- At present, there have been no comments made by the Highways Authority.
- There are issues with drainage which could subsequently bring the phosphates issue into question.
- Development of this site would set a precedent of residential building within the open countryside and could represent the thin end of a wedge for similar damaging proposals.

Councillors expressed disappointment and concern in the processes that have taken place over the history of applications for this site including the last application which was decided by a Planning Officer and was not sent to the Planning Committee. It was also noted that the Planning Department has not issued neighbour notifications or site notices.

496 APPLICATIONS TO BE DETERMINED BY TOWN COUNCIL:

a) Case Ref: 43/22/0123

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 (resubmission of 43/22/0045)

RESOLVED to approve the application subject to the conditions detailed in the Planning Officer's report.

b) Case Ref: 43/22/0127

Proposal: Erection of a single storey extension to the rear of 12 John Cole Close, Wellington

RESOLVED to approve the application subject to the conditions detailed in the Planning Officer's report.

c) Case Ref: 43/22/0130

Proposal: Erection of extension to dormer at 6 Hyacinth Terrace, Wellington

Councillors A Govier and C Govier left the meeting.

RESOLVED to approve the application subject to the conditions detailed in the Planning Officer's report.

Councillors A Govier and C Govier returned to the meeting.

497 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: 43/22/0111/LB

Proposal: Replacement of 2 No. boilers and installation of horizontal flue at Swallowfield House, Station Road, Wellington

RESOLVED to recommend that this application be approved.

b) Case Ref: 43/23/0012

Proposal: Variation of Condition to application 43/07/0093LB to add a condition of listed approved plans at Tonedale Mill, Tonedale, Wellington

It was agreed to note the application and not to make any specific comment given the works being carried out by the Conservation Officer.

498 SOMERSET WEST & TAUNTON DISTRICT COUNCIL – NOTIFICATION OF APPEAL

a) Case Ref: 43/22/0009

Proposal: Erection of a two-storey extension to the side of 22 Olands Road, Wellington

This application was refused by the Town Council at the July 2022 meeting as per the recommendations set out in the Officer’s report. The notification of appeal was noted.

499 SOMERSET WEST & TAUNTON DISTRICT COUNCIL - PLANNING DECISIONS FOR INFORMATION ONLY:

Application Number	Proposal	Address	WTC Recommendation or Decision	Somerset West and Taunton Decision
43/22/0060	Erection of a part two storey and part single storey extension to the side and rear	40 Howard Road, Wellington	Approved	Approval by Town Council
43/22/0116	Erection of detached double garage with formation of parking and gardens	Dale House, Station Road, Wellington	Approved	Approval by Town Council
43/22/0115	Replacement of conservatory and extension with the erection of a single storey extension to the rear	52 Waterloo Road, Wellington	Approved	Approval by Town Council
43/23/0001/NMA	Application for a Non-Material Amendment to application 43/22/0004 to change the roof covering from glazing to conventional tiled roof with roof lights in front and rear	72 Richards Close, Wellington	N/A	Approved

The meeting closed at 6.55pm

.....
Councillor Mark Lithgow
Mayor