

MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT UNITED REFORMED CHURCH HALL ON MONDAY 6 MARCH 2023 AT 6.00PM

PRESENT: Councillors M Lithgow (Chair), M Barr, Z Barr (from minute 496), C Booth (from minute 495), K Canham, A Govier, C Govier, M McGuffie, N Powell-Brace (from minute 495) and K Wheatley.

David Farrow (Town Clerk)
Alice Kendall (Deputy Clerk)
Sarah Goodman (Projects Officer)

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

One member of the press
Fourteen members of the public

547 APOLOGIES

Apologies were received and accepted from Councillors S Booker and J Lloyd. Councillors Z Barr and W Battishill had advised the Clerk that they would be late to the meeting.

548 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.

In addition, Councillor A Govier declared personal interests in applications 43/23/0016, 43/23/0017/LB (The Court) and 43/23/0019/CMA (25 South Street). He knows the applicant for 25 South Street and some of those who have made public representations on The Court application.

549 PUBLIC PARTICIPATION

Two members of the public gave representations on applications 43/23/0016 & 43/23/0017/LB. The Mayor reiterated to the public that the Town Council are consultees only and they must also make representations to Somerset West & Taunton.

At this juncture, it was **RESOLVED** to bring forward the above applications.

550 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 Refs: 43/23/0016 & 43/23/0017/LB

Proposal: Erection of 26 No. dwellings, demolition of buildings with alterations and conversion of Grade II listed building into 3 No. dwellings at The Court, Courtland Road, Wellington

It was **RESOLVED** to recommend that this application be refused. Councillors had no objection to the development of the site in principle and ask that the proposal be revisited. There are serious concerns around vehicular access to the site via Court Drive as it is a narrow road with existing issues for residents with parking. In turn this will have a detrimental impact on access for any of the Emergency Services. It was felt that the number vehicular movements estimated by the applicant was far

lower than what is realistic for a development of the proposed size. Councillors also thought that the current proposed layout was of an overbearing nature and too dense, especially on the boundary of the neighbouring sporting club pitches and courts.

During this item, Councillors C Booth and N Powell-Brace arrived at the meeting. They abstained from the vote as they were not present for the entirety of the item.

551 APPLICATIONS TO BE DETERMINED BY TOWN COUNCIL:

a) Case Ref: 43/22/0112

Proposal: Erection of single storey extensions to the front and rear of 31 Prices Avenue, Wellington

It was **RESOLVED** to approve the application as per the amended Officers report to include obscure glazing.

b) Case Ref: 43/22/0113

Proposal: Replacement of garage/gym/store building at 45 Wellesley Park, Wellington

It was **RESOLVED** to approve the application as per the Officers report.

c) Case Ref: 43/22/0126

Proposal: Erection of a single storey extension to the rear with raised decking area at 85 Oaken Ground, Rockwell Green, Wellington

It was **RESOLVED** to approve the application as per the Officers report.

d) Case Ref: 43/22/0135

Proposal: Erection of a conservatory to the rear of 4 Waterpath, Payton Road, Westford, Wellington

It was **RESOLVED** to approve the application as per the Officers report.

e) Case Ref: 43/23/0011

Proposal: Erection of a two storey extension to the side of 16 Wellesley Park, Wellington

It was **RESOLVED** to approve the application as per the Officers report.

At this juncture, Councillor Z Barr arrived at the meeting. The Clerk also took an opportunity to inform Councillors that he had received notification from the Leader of Somerset County Council to say that the delegation agreement would not be renewed when it expires on 31 March. This is due to resources not being available to offer the service to all Town and Parish Councils after 1 April when the new Somerset Council comes into effect. He said that the matter would remain under review. Councillors expressed their disappointment in this as they felt it was a step back in delivering local democracy.

552 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: 43/22/0132/LB

Proposal: Installation of solar panels to the roof of 49 High Street, Wellington (retention of works already undertaken)

It was **RESOLVED** to recommend that this application be approved.

b) Case Ref: 43/23/0015/T

Proposal: Application to carry out management works to one beech tree included in Taunton Deane Borough (Wellington No.2) Tree Preservation Order 2001 to the rear of 44 Walkers Gate, Wellington (TD901)

It was **RESOLVED** to recommend that this application be approved subject to satisfactory comments from the Tree Officer.

c) Case Refs: 43/23/0016 & 43/23/0017/LB

Proposal: Erection of 26 No. dwellings, demolition of buildings with alterations and conversion of Grade II listed building into 3 No. dwellings at The Court, Courtland Road, Wellington

This application had already been considered.

d) Case Ref: 43/23/0019/CMA

Proposal: Application to determine if Prior Approval is required for a change of use and conversion from commercial, business and service use (Class E) into 1 No. dwelling (Class C3) at 25 South Street, Wellington

It was **RESOLVED** to raise no objection to this application.

e) Case Ref: 43/23/0021/CG

Proposal: Application to determine if Prior Approval is required for a proposed change of use from commercial, business and service (Use Class E) to mixed use including 2 No. flats (Use Class C3) at 1 Fore Street, Wellington

It was **RESOLVED** to raise no objection to this application. Councillors welcomed the retention of the retail space on the ground floor with accommodation above.

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

Application Number	Proposal	Address	WTC Recommendation or Decision	Somerset West and Taunton Decision
43/22/0109	Conversion of part of garage into ancillary accommodation with replacement of french doors with a window to the rear	24 Walkers Gate, Wellington	Approved	Approval by Town Council
43/22/0123	Erection of a two storey extension to the side and erection of a single storey extension to the rear (resubmission of 43/22/0045)	3 Corner Close, Wellington	Approved	Approval by Town Council
43/22/0127	Erection of a single storey extension to the rear	12 John Cole Close, Wellington	Approved	Approval by Town Council

43/22/0130	Erection of extension to dormer	6 Hyacinth Terrace, Wellington	Approved	Approval by Town Council
43/22/0133/T	Application to carry out management works to one Oak tree included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 1996	Deane Depot, West Park, Wellington	Approval subject to tree officer comments	Approved

The meeting closed at 6.55pm

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Councillor Mark Lithgow
Mayor