

MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT UNITED REFORMED CHURCH HALL ON MONDAY 3 APRIL 2023 AT 6.00PM

PRESENT: Councillors M Lithgow (Chair), M Barr, Z Barr, S Booker, K Canham, A Govier, C Govier, J Lloyd, M McGuffie and K Wheatley.

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

Two members of the press
Nine members of the public

606 APOLOGIES

Apologies were received from Councillor Booth after the meeting.

607 DECLARATIONS OF INTEREST

The standing declarations from Councillors Govier, Lloyd, Lithgow and Wheatley relating to the old SWT planning committee will be removed from future agendas.

Councillor Wheatley declared a personal interest in application 43/23/0039 as he lives opposite the property.

608 PUBLIC PARTICIPATION

Three members of the public gave representations on application 43/23/0018.

609 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: 43/23/0018

Proposal: Change of use and conversion of warehouse, with erection of a two storey extension, into 5 No. dwellings at 38 North Street, Wellington

It was **RESOLVED** to recommend that this application be refused. Councillors consider 5 dwellings to be overdevelopment of the site. Highways safety issues were also raised as the access to the site is on a narrow and already busy section of North Street. It was noted that the Highways department had issued 'standing advice' but Councillors questioned if they had carried out a site visit.

b) Case Ref: 43/23/0032

Proposal: Erection of a single storey extension to the side of 25 John Grinter Way, Wellington

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

Items c and d were considered together.

c) Case Ref: 43/23/0033 & 43/23/0034/LB

Proposal: Change of use of second floor from offices (Class E) to 1 No. residential unit (Class C3) at 1 Fore Street, Wellington

d) Case Ref: 43/23/0035 & 43/23/0037/LB

Proposal: Change of use of second floor from offices (Class E) into 2 No. residential units (Class C3) at 1 Fore Street, Wellington

It was **RESOLVED** to recommend that these applications be approved. Councillors welcome the change of use of the building to mixed retail (ground floor) and residential (upper floors).

e) **Case Ref: 43/23/0039**

Proposal: Erection of a single storey extension to the side with conversion of roof space into ancillary accommodation at Rosemary, 4 Wellesley Park, Wellington

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

f) **Case Ref: 43/23/0041/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 1 No. flat (Use Class C3) at 26 Fore Street, Wellington

It was **RESOLVED** to recommend that prior approval not be required. As mentioned on a previous application, the Council welcome the mixed use of town centre buildings for retail (ground floor) and residential (upper floors).

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

Application Number	Proposal	Address	WTC Recommendation Or Decision	Somerset West and Taunton Decision
43/22/0111/LB	Replacement of 2 No. boilers and installation of horizontal flue	Swallowfield House, Station Road, Wellington	Approval	Approved
43/22/0112	Erection of single storey extensions to the front and rear	31 Prices Avenue, Wellington	Approved	Approved by TC
43/22/0113	Replacement of garage/gym/store building	45 Wellesley Park, Wellington	Approved	Approved by TC
43/22/0126	Erection of a single storey extension to the rear with raised decking area	85 Oaken Ground, Rockwell Green, Wellington	Approved	Approved by TC
43/22/0135	Erection of a conservatory to the rear	4 Waterpath, Payton Road, Westford, Wellington	Approved	Approved by TC
43/23/0011	Erection of a two storey extension to the side	16 Wellesley Park, Wellington	Approved	Approved by TC
43/22/0129/LEW	Application for a lawful development certificate for an existing confirmation that planning permission application 43/07/0092 for the redevelopment of the site has been	Tonedale Mill, Wellington	Noted	Approved

	implemented and remains extant			
43/22/0131 & 43/22/0132/LB	Installation of solar panels to the roof (retention of works already undertaken)	49 High Street, Wellington	Approval	Withdrawn
43/23/0015/T	Application to carry out management works to one beech tree included in Taunton Deane Borough (Wellington No.2) Tree Preservation Order 2001	44 Walkers Gate, Wellington	Approval	Approved
43/22/0119/LB	Removal of asbestos and emergency fabric repairs with structural roof repairs (retention of part works already undertaken)	Tone Works, Wellington	Approval	Approved
43/22/0136/NMA	Application for a Non-Material Amendment to application 43/07/0092 for the inclusion of a plans list condition	Tonedale Mill, Tonedale Mill Industrial Estate, Tonedale, Wellington	N/A	Approved

The meeting closed at 6.30 pm

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Councillor Mark Lithgow
Mayor