

**MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT UNITED REFORMED CHURCH HALL ON WEDNESDAY 3 MAY 2023 AT 7.30 PM**

**PRESENT:** Councillors M Barr (Chair), Z Barr, W Battishill, S Booker, K Canham, M Lithgow, J Lloyd, M McGuffie, J Thorne and K Wheatley.

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

One members of the press  
Twenty Five members of the public

**018 APOLOGIES**

Apologies were received from Councillors C Booth, A Govier, C Govier, R Henley and N Powell-Brace.

**019 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.

**020 PUBLIC PARTICIPATION**

Seven members of the public made representations relating to item 5 (consideration of a public meeting with Pegasus Group)

At this juncture, it was **RESOLVED** to bring forward item 5 to be considered next.

**021 TO CONSIDER HOLDING A PRE-APPLICATION MEETING WITH PEGASUS GROUP**

Correspondence had been received from Pegasus Group who are requesting a pre-application meeting regarding the development of land to the south of Oldway Road. The e-mail, as well as a site plan was circulated for information. The site is in Wellington Without Parish but is directly adjacent to the Town Council's boundary. The e-mail has also been copied to the Clerk and Chairman at Wellington Without.

**RESOLVED** to not hold any pre-application meetings or discussions with the Developer.

Councillors thanked the members of the public present and encouraged them to continue to raise their concerns throughout the planning process.

**022 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: 43/23/0002**

Proposal: Demolition of agricultural barn and erection of 4 No. dwellings with associated works at Henley Farm, Payton, Wellington as amended by agents email of 15 Feb 2022 and drawing numbers 8220-11-B-H4 Elevations (Rev B), 8220-14-0 Visibility splays, 8220-09-B-H3 Elevations (Rev B), 8220-07-B-H2 Elevations (Rev B), 8220-05-B-H1 Elevations (Rev B) and 8220-02-C Proposed Site Plan (Rev C)

Resolved to recommend that this application be refused. The amendments do not address the concerns as previously stated (reproduced below).

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- 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.

**(b)** Case Ref: 43/23/0030

Proposal: Installation of storage container at Fox's Field, Tonedale, Wellington

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

At this juncture, Councillor Booker gave his apologies and left the meeting.

**(c)** Case Ref: 43/23/0043

Proposal: Application for approval of reserved matters following outline application 43/06/0016 for the scale, siting, design, external appearance and landscaping for a restaurant and hot food takeaway with drive thru, access, parking, servicing and landscaping at Plot 8 Westpark 26, Chelston

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

**(d)** Case Ref: 43/23/0044

Proposal: Demolition of attached garage and erection of a single storey extension and detached double garage at 5a Oldway Park, Wellington

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

**(e)** Case Ref: 43/23/0046

Proposal: Replacement of side extension and rear conservatory with the erection of a single storey wraparound extension at 1 John Grinter Way, Wellington

**RESOLVED** to raise no objection to this application. However, it was noted that the Design and Access statement cites polices from the East Devon Local Development Framework rather than the documents applicable in this area.

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

<b>Application Number</b>	<b>Proposal</b>	<b>Address</b>	<b>WTC Recommendation Or Comments</b>	<b>Somerset Council Decision</b>
43/23/0019/CMA	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)	25 South Street, Wellington	No objection	Prior Approval Approved
43/23/0023/AGN	Application for prior notification for the erection of an agricultural storage building	Chelston House Farm, Chelston, Wellington	N/A	Decision of Planning Permission Required Not AGN
43/23/0024/NMA	Application for a Non-Material Amendment to application 43/22/0002 to amend the design of the Class E unit and reduce the number of steps in the roof ridgeline of the units on land	Westpark, Chelston	N/A	Approved
43/23/0021/CG	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)	1 Fore Street, Wellington	No objection	Prior Approval Approved
43/22/0134	Erection of a two storey extension to the side and rear and a single storey and	117 Barn Meads Road, Wellington	None	Approved

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	first floor extension to the rear (amended scheme to 43/21/0132)			
43/23/0012	Variation of Condition to application 43/07/0093LB to add a condition of listed approved plans	Tonedale Mill, Tonedale, Wellington	Noted	Withdrawn
43/23/0025	Erection of a single storey extension to the rear	53 Oaken Ground, Wellington	None	Approved
43/23/0026	Replacement and enlargement of conservatory and erection of a single storey extension to the rear	5 Grange Close, Wellington	None	Approved
43/23/0027	Formation of garden entrance to create an in-out driveway	Greenend, Pyles Thorne Road, Wellington	None	Approved
43/21/0095	Conversion of former outbuilding into 1 No. bungalow with erection of extension to the side (retention of works already undertaken)	59 Lodge Close, Wellington	Approval	Withdrawn
43/23/0040/NMA	Application for a Non-Material Amendment to application 43/22/0126 for changes to rear elevation to reduce the external doors in width and install an additional window with amendments to decking step position and width	85 Oaken Ground, Rockwell Green, Wellington	N/A	Approved

**The meeting closed at 6.30 pm**

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**Councillor Marcus Barr**  
**Mayor**

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