



**WELLINGTON TOWN COUNCIL
PLANNING MEETING**

**Members of the Public and the Press are invited to attend all Council Meetings
(Public Bodies (Admission to Meetings) Act 1960)**

Dear Councillors,

You are hereby summoned to attend the following meeting:

Meeting	Planning Meeting
Time	7.30 pm
Date	Wednesday 3 May 2023
Place	United Reformed Church Hall, Fore Street TA21 8AG

Councillors will be discussing all the items listed on the attached Agenda and minutes will be available online after the meeting.

Councillors and members of the public are reminded that they should not attend the meeting if they or a someone they live with has tested positive for COVID or have COVID symptoms.

David Farrow
Town Clerk
07983 697740
info@wellingtontowncouncil.co.uk

26 April 2023

AGENDA

1. APOLOGIES

2. DECLARATION OF INTERESTS

Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33(b-e) (NB this does not preclude any later declarations)

Councillors Lithgow and Wheatley declare 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 as different facts could be placed before him.

Councillors Lloyd and A Govier declare 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.

3. PUBLIC PARTICIPATION

Public Attendance: For those members of the public who wish to ask a question or make a statement a three-minute time limit applies to each speaker.

N.B Councils cannot lawfully decide items of business that is not specified in the summons/agenda (LGA1972 Sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119

4. 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)

(b) Case Ref: 43/23/0030

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

(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

(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

(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

5. TO CONSIDER HOLDING A PRE-APPLICATION MEETING WITH PEGASUS GROUP

Correspondence has 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 is attached as well as a site plan 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 at Wellington Without.

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

Application Number	Proposal	Address	WTC Recommendation Or Comments	Somerset Council Decision
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 first floor extension to the rear (amended scheme to 43/21/0132)	117 Barn Meads Road, Wellington	None	Approved

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

PLEASE NOTE: COPIES OF ALL PLANNING APPLICATIONS TO BE CONSIDERED BY THE TOWN COUNCIL CAN BE VIEWED ON THE SOMERSET COUNCIL WEBSITE