

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

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

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

One member of the press
Four members of the public
Representatives from Somerset Council, Cherwyn Developments, GWR and Network Rail.

099 APOLOGIES

Apologies were received from Councillors C Booth, S Booker and W Battishill.

100 DECLARATIONS OF INTEREST

Councillor K Canham declared a personal interest in application 43/23/0058 as an employee of the applicant.

Councillor M Barr declared a personal interest in application 43/23/0056 as member of the Metro Board.

101 PUBLIC PARTICIPATION

One member of the public wished to speak on application 43/23/0062/CLA.

102 TO CONSIDER WHAT COMMENTS TO MAKE ON THE FOLLOWING APPLICATIONS THAT WILL BE DETERMINED BY SOMERSET COUNCIL

(a) Case Ref: 43/23/0056

Proposal: Outline application with all matters reserved, except for access, for a mixed use development of up to 220 No. dwellings, employment land (Use Class E & B8) a car park and internal spine road to facilitate a rail halt/station, public open space, drainage & associated infrastructure on land north of Taunton Road, Longforth Park, Wellington

It was **RESOLVED** to suspend standing orders to allow the representative present to answer questions and give a brief update on the application.

Councillor Z Barr arrived at the meeting.

It was **RESOLVED** to re-instate standing orders.

It was **RESOLVED** to support the application in principle; in addition, Councillors made the following comments.

- There was concern about the inclusion of four storey buildings which was felt would be dominating on the surroundings.
- There is no mention of CIL payments, therefore the Section 106 agreements will have to be very carefully monitored.
- Points raised by the Integrated Care Board were widely agreed with, however, it was noted that not just extra building space will be required at the Doctors Surgeries, but more importantly the employment of more GPs.
- There was disappointment in the lack of comments from the Highways team.

During the vote, Councillor Henley declared an interest as a member of the Planning Committee – West at Somerset Council. He abstained from this and all further votes on recommendations.

At this juncture, it was **RESOLVED** to bring forward application 43/23/0062/CLA

(b) Case Ref: 43/23/0062/CLA

Proposal: Notification for prior approval for the removal of mast and antenna and installation of 1 No. 22.3 metre high street pole with 6 No. antenna, 2 No. dish, relocation of ground based equipment cabinets and associated ancillary development thereto on land at Scotts Lane, Wellington

It was **RESOLVED** to suspend standing order to allow a member of the public to speak.

It was **RESOLVED** to re-instate Standing Orders.

It was **RESOLVED** to recommend that this application be refused. The proposal, being double the height of the existing as well as the associated apparatus being large and prominent, is not appropriate for the location of the current mast. It will be overbearing on nearby residential, commercial, and school properties. It will be visible from the Town Centre and will have a detrimental impact on the visual outlook of the Conservation Area.

At this juncture, Councillor R Henley left the meeting.

(c) Case Ref: 43/23/0058

Proposal: Installation of artificial grass pitch, siting of storage container, installation of flood lighting and associated works at Court Fields School, Mantle Street, Wellington

It was **RESOLVED** to recommend that this application be approved but the site should be subject to further investigation and associated reports for matters of archaeology before proceeding.

During this item, Councillor C Booth arrived at the meeting and Councillor R Henley returned. They did not vote on item 43/23/0058.

(d) Case Ref: 43/23/0059

Proposal: Replacement of conservatory with the erection of a single storey extension to the rear of 64 Richards Close, Wellington

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

(e) Case Ref: 43/23/0060

Proposal: Erection of 1 No. two bedroom detached bungalow on land to the rear of Allendale Terrace, Rockwell Green, Wellington

It was **RESOLVED** to recommend refusal of this application. It is over development of the site and the access is poor. It was noted that, again, there were no comments from Highways.

(f) Case Ref: 43/23/0063/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 recommend that this application be approved. Councillors welcome this type of mixed use in town centre buildings.

(g) Case Ref: 43/23/0064/T

Proposal: Application to carry out management works to one oak tree included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 1998 at 55 Oakfield Park, Wellington (TD758)

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

103 SOMERSET COUNCIL - PLANNING DECISIONS FOR INFORMATION ONLY:

Application Number	Proposal	Address	WTC Recommendation Or Comments	Somerset Council Decision
43/22/0057	Alterations to roof, internal changes and insertion of double glazing	3 Five Houses, Linden Hill, Tonedale, Wellington	Approval	Approved
43/23/0044	Demolition of attached garage and erection of a single storey extension and detached double garage	5a Oldway Park, Wellington	Approval *	Approved
43/23/0046	Replacement of side extension and rear conservatory with the erection of a single storey wraparound extension	1 John Grinter Way, Wellington	No objection *	Approved
43/21/0124 & 43/21/0124/LB	Change of use and conversion of offices to 6 No. residential dwellings with erection of extension as amended by agents email of 13th January 2022	35 Fore Street, Wellington	Approval	Withdrawn
43/23/0045	Application for Approval of Reserved Matters following Outline Application 43/06/0016 for the appearance, landscaping, layout and scale for the erection of an industrial building with ancillary parking and hardstanding	30 Westpark 26, Chelston, Wellington	Approval *	Approved

43/23/0048	Erection of a two storey extension to the rear	3 Parker Close, Wellington	Approval	Approved
43/23/0053/A	Display of 1 No. internally illuminated EV totem pole sign	Wellington Service Station, ATM Site, Westpark, Wellington	Refusal	Withdrawn

The meeting closed at 7.10 pm

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Councillor Marcus Barr
Mayor