

**MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT UNITED REFORMED CHURCH HALL ON MONDAY 7 AUGUST 2023 AT 6.30 PM**

**PRESENT:** Councillors M Barr (Chair), Z Barr, C Govier, A Govier, J Lloyd, M McGuffie, N Powell-Brace and J Thorne.

Alice Kendall (Deputy Clerk)

One member of the press

**153 APOLOGIES**

Apologies were received from Councillors K Canham, C Booth, S Booker, M Lithgow and W Battishill.

**154 DECLARATIONS OF INTEREST**

Councillor Lloyd declared a personal interest in applications 43/23/0078 & 43/23/0079/LB as a former employee and her son being a current employee.

Councillor M Barr declared a personal interest in application 43/23/0067, the applicant being a customer of his business.

Councillor Thorne declared a prejudicial interest in application 43/23/0077.

**155 PUBLIC PARTICIPATION**

There were no members of the public present.

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

**(a) Case Ref: 43/23/0013**

Proposal: Insertion of dormer windows to create a loft area at 9A Courtland Road, Wellington

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

**(b) Case Ref: 43/23/0066/T**

Proposal: Application to carry out management works to one Tree of Heaven included in Taunton Deane Borough (Wellington No.2) Tree Preservation Order 1999 at Dukes Court, Bulford, Wellington (TD840)

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

**(c) Case Ref: 43/23/0067**

Proposal: Erection of a single storey extension to the rear of 11 Popes Lane, Wellington

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

**(d) Case Ref: 43/23/0069**

Proposal: Conversion of double garage into self-contained annexe at 6 Cox Road, Wellington

**RESOLVED** to recommend that this application be refused. There are concerns that the development creates a new separate dwelling, that could be marketed individually, rather than an annexe to the property. There is still a loss of two

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parking spaces, regardless of if the current occupiers have used it for such purposes, or not.

**(e) Case Ref: 43/23/0077**

Proposal: Conversion of garage into ancillary accommodation and widening of driveway to form 3rd parking space at 42 Andrew Allan Road, Wellington (resubmission of 43/22/0125)

For this application, Councillor Thorne left the meeting having previously declared a prejudicial interest.

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

Councillor Thorne returned to the meeting.

**(f) Case Ref: 43/23/0078 & 43/23/0079/LB**

Proposal: Installation of photovoltaic solar panels, flat roof coverings, edge protection and bird netting at Swallowfield House, Station Road, Wellington

**RESOLVED** to recommend that these applications be approved.

**(g) Case Ref: 43/23/0080/T**

Proposal: Application to fell (to hedge height) one beech tree included in Taunton Deane Borough (Wellington No.9) Tree Preservation Order 1997 at 14 Pyles Thorne Road, Wellington (TD680)

This application was noted. It was noted that there were no plans to plan a replacement tree as there are others in the hedge that had grown in place. Councillors felt that the Tree Officer should review these trees and consider adding a TPO to them.

**157 SOMERSET COUNCIL - PLANNING DECISIONS FOR INFORMATION ONLY:**

| Application Number | Proposal   | Address                              | WTC Recommendation Or Comments | Somerset Council Decision |
|--------------------|--|--------------------------------------|--------------------------------|---------------------------|
| 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                  |

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|----------------|--|---|---|----------|
| 43/23/0051     | Erection of a single storey extension to the rear and side (retention of part works already undertaken)  | 30 Oakfield Park, Wellington                            | Asked for design be revisited (revised plans submitted but not asked to make further comment) | Approved |
| 43/23/0054     | Erection of a two storey extension to the side (resubmission and amended scheme of 43/22/0044)   | 26 Alexandra Road, Wellington                           | Approval  | Approved |
| 43/23/0055     | Change of use of outbuilding and garden to a dog grooming service  | 66 Oaken Ground, Wellington                             | Approval  | Approved |
| 43/22/0059/LB  | Alterations to roof, internal changes and insertion of double glazing  | 3 Five Houses, Linden Hill, Tonedale, Wellington        | N/A   | Approved |
| 43/23/0052/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) | 13 Clifford Terrace, Wellington                         | Approval  | Approved |
| 43/23/0049/LB  | Demolition of party boundary wall to enable the demolition and rebuilding of library extension   | 16 Fore Street, Wellington                              | Approval  | Approved |
| 43/23/0064/T   | Application to carry out management works to one oak tree included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 1998                                   | 55 Oakfield Park, Wellington                            | Approval  | Approved |
| 43/22/0092     | Alterations to land drainage works with tree removals and associated planting  | Wellington RFC Athletic Ground, Corams Lane, Wellington | Approval in principle   | Approved |

|                |   |  |          |           |
|----------------|---|--|----------|-----------|
| 43/23/0043     | Application for approval of reserved matters following outline application 43/06/0016 for the scale, siting, design, external appearance and landscaping for a sui generis use (hot food takeaway where consumption is mainly away from the location of purchase) | Plot 8 Westpark 26, Chelston                 | Approval | Approved  |
| 43/23/0073/LB  | Installation of photovoltaic solar panels, flat roof coverings, edge protection and bird netting  | Swallowfield House, Station Road, Wellington | N/A      | Withdrawn |
| 43/23/0074/LB  | Replacement of asbestos roof with insulated profiled metal covering and associated works to factory roof  | Swallowfield House, Station Road, Wellington | N/A      | Withdrawn |
| 43/23/0062/CLA | 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      | Scotts Lane, Wellington                      | Refusal  | Withdrawn |

At this juncture, Councillor Thorne reported that the application at Chelston Heath (46/21/0037) was approved. Other than receiving a presentation from the Developers, the Council was not asked to comment by the old Somerset West & Taunton Council. Although the application is within the adjacent Parish of West Buckland, it has been policy on other applications neighbouring the boundary that the Town Council also be given opportunity to comment. There were further concerns that an application of this importance was delegated to an Officer to make the decision, and it was felt that it should have been considered by the

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Council's planning Committee. Comments were also made on the poor advertising of the application.

**The meeting closed at 6.55 pm**

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