

**MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT UNITED REFORMED CHURCH HALL ON MONDAY 6 NOVEMBER 2023 AT 6.00 PM**

**PRESENT:** Councillors M Barr (Chair), C Booth, A Govier, C Govier, M Lithgow, J Lloyd, M McGuffie and J Thorne.

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

One member of the press  
Nine members of the public

**297 APOLOGIES**

Apologies were received from Councillors Z Barr, K Canham and K Wheatley.

**298 DECLARATIONS OF INTEREST**

Councillor Lloyd asked if an interest should be declared in application 43/23/0090 as the land is likely to be passed to the Town Council. This was noted by those present.

**299 PUBLIC PARTICIPATION**

Four members of the public gave representations on application 43/23/0099.

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

**(a) Case Ref: 43/23/0099**

**Proposal:** Application for Outline Planning Permission with all matters reserved, except for access, for the erection of up to 315 No. dwellings with convenience store (class E), public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point on land east of Exeter Road, Rockwell Green, Wellington

**RESOLVED** to recommend that this application be refused. There were several serious issues raised:

- The site is outside of the development boundary.
- There are concerns around inaccurate details in the application. Specifically, the travel plan which has incorrect information on current bus services.
- A further increase in population will cause additional strain on already struggling services. There are already significant waits for GP appointments and no availability for National Health dentists in the town. There are also insufficient primary school places available in the town currently with children already having to cross town to attend primary school.
- Other developments in the area have already had a significant impact on the capacity of the local water table causing recent flooding in areas which have not been previously impacted. This development will only exacerbate this issue.
- There will be an impact on the wider road network which is already under strain.
- The site is a sensitive landscape, the proposal has a poor layout and development will result in the loss of important habitat.
- The Council fully supports the comments made by the Placemaking Team Manager for Somerset Council

**(b) Case Ref: 43/23/0058**

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

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

**(c) Case Ref: 43/23/0090**

**Proposal:** Formation of access road and turning facilities for sports pitches in accordance with obligations under S106 attached to Outline Application 43/11/0104 on land off Lilleborne Way, Wellington

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

**(d) Case Ref: 43/23/0094/T**

**Proposal:** Notification to carry out management works to 4 lime trees within Wellington Conservation Area at St. John's Church, High Street, Wellington

Councillor A Govier declared a personal interest as a member of the Church.

It was noted that this application had already been decided.

**(e) Case Ref: 43/23/0096**

**Proposal:** Erection of 1 No. single storey dwelling in the garden to the side of Oakfield, 12 Pyles Thorne Road, Wellington

**RESOLVED** to make the comment of 'no objection'.

**(f) Case Ref: 43/23/0098**

**Proposal:** Removal of Condition No. 07 of application 43/92/0097 to enable occupation of individual who is under the age of 55 at 4 Orchard Court, Scotts Lane, Wellington

**RESOLVED** to recommend that this application be refused. While Councillors are sympathetic to the applicant's situation, it was felt that a change in condition tied to the property rather than a person could have a detrimental impact on the neighbouring residents when the applicant moves on from the property.

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

The following were noted.

Application Number(s)	Proposal	Address	WTC Recommendation Or Comments	Somerset Council Decision
43/23/0084	Replacement of air handling units and low carbon heating, installation of PV glazing and door replacements, increase of roof height with replacement of roof and insulation upgrades and	Wellington Sports Centre, Corams Lane, Wellington	Approval	Approved

	erection of security fencing around a GRP enclosure			
43/23/0013	Insertion of dormer windows to create a loft area	9A Courtland Road, Wellington	N/A	Approved
43/23/0087	Erection of a single storey extension to the rear (retention of part works already undertaken) (resubmission of 43/23/0051)	30 Oakfield Park, Wellington	Approval	Approved
43/23/0077	Conversion of garage into ancillary accommodation and widening of driveway to form 3rd parking space (resubmission of 43/22/0125)	42 Andrew Allan Road, Wellington	Approval	Approved
43/23/0035 43/23/0037/LB	Change of use of second floor from offices (Class E) into 2 No. residential units (Class C3)	1 Fore Street, Wellington	Approval	Approved
43/23/0076/A	Display of 4 No. advertisement/sponsorship signs	West Park Roundabout, A38/193, Wellington	Refusal	Approved

**The meeting closed at 6.55 pm**

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