

MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT UNITED REFORMED CHURCH HALL ON MONDAY 8 JANUARY 2024 AT 6.30 PM

PRESENT: Councillors M Barr (Chair), C Booth, A Govier, J Lloyd, S Pringle-Kosikowsky, J Thorne and K Wheatley.

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

One member of the press

401 APOLOGIES

Apologies were received from Councillors Z Barr and C Govier.

402 DECLARATIONS OF INTEREST

It was noted that application 43/23/0108/T was made by the Town Council.

403 PUBLIC PARTICIPATION

There were no members of the public present.

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

(a) Case Ref: 43/23/0107

Proposal: Erection of a 72 No. bedroomed care home (Use Class C2) with associated access, parking, plant, landscaping and site infrastructure on land to the south-east of Exeter Road, Rockwell Green, Wellington

RESOLVED to recommend that this application be refused. Councillor Govier read comments from Paul Coles Service Director - ASC Commissioning with Somerset Council who questioned the need for the development as a similar facility will be built as part of a development between Wellington and Taunton. There are concerns about the impact on current health services which are already under significant strain. There are concerns about parking not being sufficient which will result in staff parking in the surrounding streets causing disruption to those residents. The sweep analysis document shows that multiple manoeuvres are required to enter and exit a parking space. Councillors agreed with concerns raised by the Placemaking Team Manager; the southern aspect is dominated by parking meaning that rooms being largely north facing will affect daylight into rooms and resident's visual aspect, the size of the proposed fence is too high and will again have an impact of resident's outlook, the outdoor spaces are lacking and the sustainability aspect needs improvement.

(b) Case Ref: 43/23/0108/T

Proposal: Application to carry out management works (crown-reduction) to one lime tree included in Taunton Deane Borough (Wellington No.3) Tree Preservation Order 1997 at Corams Lane, Wellington (TD760)

It was noted that this application had already been approved.

(c) Case Ref: 43/23/0109

Proposal: Conversion of attic into ancillary accommodation with construction of rear dormer and raising of ridge height at 29 Seymour Street, Wellington

(d) Case Ref: 43/23/0110

Proposal: Conversion of attic into ancillary accommodation with construction of rear dormer and raising of ridge height at 31 Seymour Street, Wellington

Initial

Items c and d were considered together. **RESOLVED** to recommend that these applications be approved.

405 SOMERSET COUNCIL - PLANNING DECISIONS FOR INFORMATION ONLY:

The following were noted.

Application Number(s)	Proposal	Address	WTC Recommendation Or Comments	Somerset Council Decision
43/23/0058	Installation of artificial grass pitch, siting of storage container, installation of flood lighting and associated works	Court Fields School, Mantle Street, Wellington	Approval	Approved
43/23/0081	Replacement of asbestos roof with insulated profiled metal covering and associated works to factory roof	Swallowfield House, Station Road, Wellington	Approval	Approved
43/23/0090	Formation of access road and turning facilities for sports pitches in accordance with obligations under S106 attached to Outline Application 43/11/0104	Lilleborne Way, Wellington	Approval	Approved
43/23/0101	Creation of charging zones with erection of EV chargers, canopies, three jet wash bays, sub-station enclosure and associated works	Wellington Service Station, Westpark 26, Chelston, Wellington	Approval	Approved
43/23/0098	Removal of Condition No. 07 of application 43/92/0097 to enable occupation of individual who is under the age of 55	Orchard Court, Scotts Lane, Wellington	Refusal	Withdrawn

The meeting closed at 6.55 pm

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Councillor Marcus Barr
Mayor

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