

MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT UNITED REFORMED CHURCH HALL ON MONDAY 5 FEBRUARY 2024 AT 6.45 PM

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

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

One member of the press
One member of the public

468 APOLOGIES

Apologies were received from Councillors Z Barr, C Booth, M Lithgow and K Wheatley.

At this juncture, Councillor K Canham joined the meeting.

469 DECLARATIONS OF INTEREST

There were none.

470 PUBLIC PARTICIPATION

There were no members of the public wished to speak.

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

(a) Case Ref: 43/24/0001

Proposal: Erection of a single storey extension to the front and relocation of entrance at 45 Sylvan Road, Wellington

RESOLVED to recommend that this application be approved.

(b) Case Ref: 43/24/0002

Proposal: Conversion of loft with installation of rooflights to the front and dormer to the rear of 7 Gregorys Crescent, Wellington

RESOLVED to recommend that this application be approved.

(c) Case Ref: 43/24/0005/CM

Proposal: Notification for prior approval for proposed change of use of ground floor takeaway (Sui Generis) with living accommodation above into 1 No. dwelling (Class C3) at 31 North Street, Wellington

RESOLVED to support the change in use.

472 SOMERSET COUNCIL - PLANNING DECISIONS FOR INFORMATION ONLY:

The following decisions were noted. Issues were raised with the approval of application 43/23/0002. Given there were several objectors as well as unsatisfactory comments from other consultees; it was felt that this should have been presented to the Planning Committee but after being presented to the chairman of the committee, it was approved under delegated authority. It was further noted that there was no completed proforma as presented to the Chair on 12th December with a deadline of 19th December. However, the Committee meeting due to be held on 19th had been cancelled due to lack of business. It was agreed to ask the Officers to write to Mrs Blom-Cooper to address the apparent discrepancies in this process.

Application Number(s)	Proposal	Address	WTC Recommendation Or Comments	Somerset Council Decision
43/23/0002	Demolition of agricultural barn and erection of 4 No. dwellings with associated works 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)	Henley Farm, Payton	Refusal	Approval
43/23/0069	Conversion of double garage into self contained annexe	6 Cox Road, Wellington	Refusal	Approval
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	4 Orchard Court, Scotts Lane, Wellington	Refusal	Withdrawn
43/23/0104	Erection of a two storey extension to the side and a single storey extension to the rear	53 Follett Close, Wellington	Approval	Approval
43/23/0105	Erection of single storey extensions to the front and rear with conversion of garage into ancillary accommodation	13 The Gables, Wellington	Approval	Approval
43/23/0106/T	Application to carry out management works to one oak tree included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 2011	50 Nash Drive, Wellington	Noted and deferred to expertise of Tree Officer	Approval
43/23/0108/T	Application to carry out management works (crown-reduction) to one lime tree included in Taunton Deane Borough	Corams Lane, Wellington	Noted as already approved	Approval

	(Wellington No.3) Tree Preservation Order 1997			
43/23/0039	Erection of a single storey extension to the side with conversion of roof space into ancillary accommodation	Rosemary, 4 Wellesley Park, Wellington	Approval	Refused

The meeting closed at 6.55 pm

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Councillor Marcus Barr
Mayor