

MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT UNITED REFORMED CHURCH HALL ON MONDAY 4 March 2024 AT 6.00 PM

PRESENT: Councillors M Barr (Chair),
Councillors Z Barr, C Booth, J Cole, A Govier, C Govier, R Henley, M Lithgow, J Lloyd, M McGuffie, S Mercer, S Pringle-Kosikowsky, J Thorne, K Wheatley

David Farrow (Town Clerk)

One member of the press

520 APOLOGIES

Apologies were received from Councillor J Cole.

521 DECLARATIONS OF INTEREST

Councillor Z Barr declared a personal interest in items 4(c) and 4(e) as she worked at Wellington School.

522 PUBLIC PARTICIPATION

There were no members of the public present.

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

(a) Case Refs: 43/23/0113 & 43/23/0114/LB

Proposal: Replacement of skylight with 2 No. conservation style roof lights at 37A Fore Street, Wellington (retention of part works already undertaken)

RESOLVED to recommend approval of this application.

(b) Case Refs: 43/24/0003 & 43/24/0004/LB

Proposal: Installation of staircase with creation of separate access to the rear to improve retail accommodation and reinstate the upper floors to 1 No. self contained flat at 14 Fore Street, Wellington

RESOLVED to recommend approval of this application.

(c) Case Ref: 43/24/0006/T

Proposal: Notification to re-pollard one Plane tree to previous pollard points within South Road Conservation Area at Wellington School, South Street, Wellington

RESOLVED to note the application, Councillors were happy to defer to the expertise of the Tree Officer.

(d) Case Ref: 43/24/0007/T

Proposal: Application to fell ('monolith') one cypress tree and to carry out management works (crown-reduction) to one ash and one hornbeam included in Taunton Deane Borough (Wellington No.1) Tree Preservation

Order 1981 at Wellington School (western boundary), Wellington (TD206)

RESOLVED to note the application, Councillors were happy to defer to the expertise of the Tree Officer.

(e) Case Ref: 43/24/0008/CLA

Proposal: Notification for prior approval for the removal of mast and antenna and installation of 1 No. 22.5 metre high street pole and associated ancillary development thereto on land at Scott's Lane, Wellington

RESOLVED to recommend that this application be refused on the same basis as when it was considered previously, and before it was withdrawn, namely:

'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.'

In addition, the Council considered that the application should not be considered as a Permitted Development given that its height exceeds 15m which is the limit as set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 Part 16 Item A.1(b).

(f) Case Ref: 43/24/0011

Proposal: Erection of 7 No. commercial buildings with change of use and conversion of 2 No. agricultural buildings to commercial use with alterations to access and associated works at Chelston House Farm, Taunton Road, Wellington

RESOLVED to recommend that this application be approved in principle. However, it noted that advice from Highways was not available and traffic access and egress was a potentially significant issue. It also asked that advice and guidance from other agencies e.g. Fire was noted and acted on.

(g) Case Ref: 43/24/0012/CMA

Proposal: 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) at 7a North Street, Wellington

RESOLVED to recommend that this application be approved.

(h) Case Ref: 43/24/0014/A

Proposal: Display of 1 No. internally illuminated 7m EV Totem Pole sign at Wellington Service Station, Westpark, Chelston

RESOLVED to recommend that this application be refused. The Council considered that there were already sufficient, if not too many, illuminated signs on the site with more to come and that one identifying the site as having EV charging was not necessary especially given that EVs have an app that locates charging points.

(i) Case Ref: 43/24/0015/T

Proposal: Application to fell 2 lime trees included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 1981 at Wellington School, adjacent to 9 Corner Close, Wellington (TD206)

RESOLVED to note the application, Councillors were happy to defer to the expertise of the Tree Officer.

(j) Case Ref: 43/24/0016

Proposal: Erection of a part two storey and first floor extension to the side of 8 Sylvan Road, Wellington

RESOLVED to express concern at the size of the proposed development and its impact on the street scene.

(k) Case Ref: 43/24/0017/A

Proposal: Display of 4 No. non-illuminated branding signs and 1 No. non-illuminated disabled sign on land at Westpark 26, Chelston

RESOLVED to recommend that this application be approved.

524 SOMERSET COUNCIL - PLANNING DECISIONS FOR INFORMATION ONLY:

The following decisions were noted.

Application Number(s)	Proposal	Address	WTC Recommendation Or Comments	Somerset Council Decision
43/22/0030	Conversion of part of building into 5 No. apartments, from office space	10B High Street, Wellington	Approval	Approved
43/23/0109	Conversion of attic into additional accommodation with construction of rear dormer and raising of ridge height	29 Seymour Street, Wellington	Approval	Approved

43/23/0110	Conversion of attic into additional accommodation with construction of rear dormer and raising of ridge height	31 Seymour Street, Wellington	Approval	Approved
43/24/0001	Erection of a single storey extension to the front and relocation of entrance	45 Sylvan Road, Wellington	Approval	Approved

Councillor Thorne requested that the Town Clerk raise concerns with the Planning Department in relation to Planning Application 21/23/0010 which whilst listed as being located in Wellington was actually in Langford Budville. He said that the application related to a site that was located close to the border of Wellington, which was contentious and had caused some concern from Wellington residents but the Town Council had not been consulted on it.

The meeting closed at 6.40 pm

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Councillor Marcus Barr
Mayor