

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

**PRESENT:** Councillor M Barr (Chair),  
Councillors C Booth, J Cole, C Govier, R Henley, M Lithgow, J Lloyd, M McGuffie, S Mercer and J Thorne

**IN ATTENDANCE:** Alice Kendall (Deputy Clerk)  
S. Fox (Planning Officer, Somerset Council)  
One member of the press

**571 APOLOGIES**

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

**572 DECLARATIONS OF INTEREST**

There were none.

**573 PUBLIC PARTICIPATION**

There were no members of the public present.

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

**(a) Case Ref: 43/23/0056**

**Proposal:** Outline application with all matters reserved, except for access, for a mixed use development of up to 200 No. dwellings, employment land (Use Classes E & F), an internal spine road to facilitate a rail halt/station, public open space, drainage & associated infrastructure on land north of Taunton Road, Longforth Park, Wellington (DEPARTURE FROM LOCAL PLAN).

Simon Fox, the Planning Officer for this application answered questions and gave more information where required. After some discussion, it was **RESOLVED** to, again, support the application in principle. However, Councillors made the following comments;

- The comments from the Conservation Officer were noted which addresses the locality of the development to the listed Nynehead Court & Gardens.
- Regarding the percentage of affordable housing; there was significant concern and disappointment that the viability report is likely to decrease the number even further, possibly even to nil. Councillors await the outcome of that report from the upcoming Plans Committee meeting.
- Concerns were also raised with the access road layout, but it was noted there were other options if circumstances allow. It was further noted that the access road is required for the future station project and further delay had to be avoided.

**(b) Case Ref:** 43/24/0019

**Proposal:** Erection of a single storey extension, with landscaping, to the side of Ardwyn, Wellington

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

**(c) Case Ref:** 43/24/0023/T

**Proposal:** Application to carry out management works to two oak trees included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 2011 to the rear of 71 and 83 Aspin Close, Wellington (TD1087)

**RESOLVED** to support the application subject to satisfactory comments from the Tree Officer.

**(d) Case Ref:** 43/24/0027/T

**Proposal:** Application to fell one pine tree and to carry out management works to two pine trees included in Taunton Deane Borough (Wellington No.5) Tree Preservation Order 1998 at 12 Pyles Thorne, Wellington (TD749)

**RESOLVED** to support the application subject to satisfactory comments from the Tree Officer.

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

The following decisions were noted. Councillor Lloyd reported that she had spoken at the Somerset Council Planning Committee when application 43/21/0061 was considered. She expressed disappointment that it had been approved given the issues raised with the site.

Application Number(s)	Proposal	Address	WTC Recommendation Or Comments	Somerset Council Decision
43/21/0061	Application for Outline Planning, with all matters reserved, for the erection of 3 No. dwellings on land to the west of Haymans Mill, Westford, Wellington as amended by agents email of 15th September 2021 "Application for Outline Planning, with all matters reserved, for the	land to the west of Haymans Mill, Westford, Wellington	Refusal	Approved

	erection of 2 No. dwellings			
43/24/0006/T	Notification to re-pollard one Plane tree to previous pollard points within South Road Conservation Area	Wellington School, South Street, Wellington	Noted	No objection
43/24/0005/CM	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)	31 North Street, Wellington	Supported	Approved
43/24/0007/T	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	Wellington School (western boundary), Wellington (TD206)	Noted	Approved
43/23/0113 & 43/23/0114/LB	Replacement of skylight with 2 No. conservation style roof lights (retention of part works already undertaken)	37A Fore Street, Wellington	Approval	Approved
43/24/0017/A	Display of 4 No. non-illuminated branding signs and 1 No. non-illuminated disabled sign	land at Westpark 26, Chelston	Approval	Approved

The meeting closed at 6.55 pm

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

Initial .....