

MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT UNITED REFORMED CHURCH HALL ON WEDNESDAY 1 MAY 2024 AT 6.15 PM

PRESENT: Councillor M Barr (Chair),
Councillors C Govier, M Lithgow, J Lloyd, M McGuffie, S Mercer,
S Pringle-Kosikowsky and J Thorne

IN ATTENDANCE: David Farrow (Town Clerk)
Alice Kendall (Deputy Clerk)
Two members of the public
One member of the press

617 APOLOGIES

Apologies were received from Councillors C Booth, J Cole and A Govier

618 DECLARATIONS OF INTEREST

There were none.

619 PUBLIC PARTICIPATION

No members of the public wished to speak.

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

(a) Case Ref: 43/24/0003 & 43/24/0004/LB

Proposal: Installation of an external staircase at the rear to create a separate access to the upper floors and improve the ground floor retail accommodation, description amended as per agents email of 10 April 2024.

RESOLVED to recommend that this application be approved.

(b) Case Ref: 43/24/0024

Proposal: Installation of plant (external AC condenser units, extractor fan and air louvres) to rear of 26 Fore Street, Wellington

RESOLVED to recommend that this application be approved.

(c) Case Ref: 43/24/0025/A

Proposal: Display of 1 No. externally illuminated fascia sign, 1 No. externally illuminated projecting sign, 2 No. non illuminated posters, 1 No. non-illuminated opening hours sign and 1 No. non-illuminated CCTV sign at 26 Fore Street, Wellington

RESOLVED to recommend approval of this application subject to a change in design of the signage. Councillors felt that the Post Office logo should be removed as it will cause confusion with residents given there is no Post Office service in the Town.

(d) Case Ref: 43/24/0026

Proposal: Erection of 1 No. dwelling with garage and associated works on land adjacent to 16 Westford Close, Wellington

RESOLVED to recommend that this application be refused. Information in the design and access statement is contradictory and inaccurate. The proposal is dominating on the site as well as having a negative impact on the neighbouring properties. It was felt that the development would lie within the open countryside.

(e) Case Ref: 43/24/0028

Proposal: Demolition of conservatory and garage and erection of a two-storey extension to the side and single storey extension to the rear with rooflights and installation of bay window to the front of 25 Popes Lane, Wellington

RESOLVED to recommend that this application be refused. The proposal is overbearing on the existing property and it's neighbours. The design is out of keeping with the street scene.

(f) Case Ref: 43/24/0032/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 42 North Street, Wellington

RESOLVED to submit the following comments; It was felt that claims made in this application were inaccurate as it is believed that the property has been empty for a number of years. Councillors would welcome a full application to develop the building to see it being brought back into use. Ideally, Councillors would like to see the characteristics of the building be retained as they are important to the town's industrial history.

(g) Case Ref: 43/24/0033/A

Proposal: Display of 9 No. internally illuminated signs, 9 No. non-illuminated signs, 3 No. internally illuminated fascia signs and 1 No. internally illuminated projecting sign at KFC Restaurant, Westpark 26, Chelston

RESOLVED to raise concerns that the amount of signage was excessive, and some were too prominent however the precedents set by the surrounding developments were noted.

621 SOMERSET COUNCIL - PLANNING DECISIONS FOR INFORMATION ONLY:

Application Number(s)	Proposal	Address	WTC Recommendation Or Comments	Somerset Council Decision
43/24/0012/CMA	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)	7a North Street, Wellington	Approval	Refused
43/24/0016	Erection of a part two storey and first floor extension to the side	8 Sylvan Road, Wellington	Expressed concern as to the size and impact on the street scene	Approved

The Town Clerk reported that the development relating to the train station had been approved at the Somerset Council Planning Meeting that afternoon.

The meeting closed at 6.40 pm

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