

MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT THE UNITED REFORMED CHURCH HALL ON MONDAY 5 AUGUST 2024 AT 6.30 PM

PRESENT: Councillor J Lloyd (Chairman)
Councillors C Booth, A Govier, S Mercer and J Thorne.

IN ATTENDANCE: David Farrow (Town Clerk)
One member of the press
Four members of the public

186 APOLOGIES

Apologies were received from Councillors C Govier, M McGuffie and S Pringle-Kosikowsky.

187 DECLARATIONS OF INTEREST

Councillor Mercer declared a personal interest in item 5(a) as his son lives near the development.

Councillors J Lloyd and J Thorne declared a personal interest in agenda item 5(d) as they know the applicant.

188 PUBLIC PARTICIPATION

Three members of the public spoke to raise concerns about application 43/23/0107.

189 MINUTES

RESOLVED to confirm and sign the minutes of the Planning meeting held 1 July 2024.

190 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.

The Committee noted that an application for a care home on this site had previously been considered at its January meeting and that the application was now for a larger home than had previously been planned.

RESOLVED to recommend that this application be refused for the following reasons:

- 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. It would also more likely serve a clientele from outside the Wellington/Somerset area and there are concerns about the impact on current health services which are already under significant strain.
- The parking arrangements are inadequate for the proposed size of the home given the number of likely visitors to residents and the number staff that would be working there. Parking would spill into

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the residential development close to a children's play area causing increased risk of accident which would be significantly increased should the entrance to the home remain as through the residential development.

- Comments from Highways were considered to be inadequate and should be revisited.
- Having the entrance through the residential development is inappropriate for the reasons set out above. The proposed entrance to the site should be moved to the Exeter Road with a right hand filter lane for the entrance coming from the Perry Elm Roundabout direction. This condition should be met before building commences.

(b) Case Refs: 43/24/0056/A

Proposal: Display of 1 No. internally illuminated hoarding sign at Wellington Service Station, Westpark, Chelston, Wellington

RESOLVED to recommend that the application be refused as it would cause a distraction to drivers.

(c) Case Ref: 43/24/0057

Proposal: Erection of blockwork wall to 1.8 metres in height with vertical timber panelling above to enclose farm building at Henley Farm, Harpford Farm Lane, Wellington.

RESOLVED not to object to the application.

(d) Case Ref: 43/24/0060

Proposal: Erection of 1 No. dwelling with associated works to the rear of 33 Priory, Wellington (resubmission of 43/23/0071).

RESOLVED not to object to the application.

191 NOTIFICATION OF APPLICATIONS THAT WILL BE DETERMINED BY SOMERSET COUNCIL (FOR INFORMATION ONLY)

(a) Case Ref: 43/24/0063/HHN

Proposal: Application to determine if prior approval is required for the erection of a proposed single storey extension to the rear of 15 Greenway Road, Wellington.

This application was noted.

192 NOTIFICATION OF APPEALS LODGED (FOR INFORMATION ONLY)

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

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

This was noted.

193 SOMERSET COUNCIL - PLANNING DECISIONS FOR INFORMATION ONLY:

| Application Number(s) | Proposal | Address | WTC Recommendation Or Comments | Somerset Council Decision |
|------------------------------|--|---------------------------------------|---------------------------------------|----------------------------------|
| 43/24/0033/A | 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 | KFC Restaurant, Westpark 26, Chelston | Concerns raised | Split decision |
| 43/20/0043 | Conversion of first and second floor into 4 No. flats, various internal alterations to ground floor commercial unit (Use Class E) and loft with various external alterations including erection of balcony | 12 Fore Street, Wellington | Approval | Approved |
| 43/24/0037 | Erection of detached timber framed garage building to driveway | 12 Aspin Close, Wellington | Refusal | Approved |
| 43/24/0041 & 43/24/0042/LB | Erection of a single storey extension to the rear of the carport | Chestnut Barn, Popes Lane, Wellington | Approval | Approved |
| 43/24/0049 | Erection of a first floor extension over the garage to the side | 4 Kitts, Wellington | Approval | Approved |
| 43/24/0045 | Erection of a single storey extension to the rear | 85 Russet Close, Wellington | Approval | Approved |

The meeting closed at 7.10pm

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