

MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT THE UNITED REFORMED CHURCH HALL ON MONDAY 6 JANUARY 2025 AT 6.00 PM

PRESENT: Councillor J Lloyd (Chairman)
Councillors C Booth (from 453), S Fox, A Govier, C Govier, M McGuffie, S Mercer, S Pringle-Kosikowsky and J Thorne.

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

448 APOLOGIES

Councillor Booth had informed the Clerk that he would likely be late to the meeting.

449 DECLARATIONS OF INTEREST

Councillor A Govier declared a personal interest in application 43/24/0113 as a supporter and regular attendee of the club and matches.

450 PUBLIC PARTICIPATION

No members of the public wished to speak at this point.

451 MINUTES

RESOLVED to confirm and sign the minutes of the Planning meeting held 2 December 2024.

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

(a) Case Ref: 43/24/0100

Proposal: Erection of pavilion building at Wellington Tennis Courts, Courtland Road, Wellington

RESOLVED to recommend that the application be approved, however, Councillors raised concern about further tree loss on the boundary

(b) Case Ref: 43/24/0113

Proposal: Erection of spectators stand at Wellington Playing Field, Courtland Road, Wellington

RESOLVED to recommend that the application be approved.

(c) Case Ref: 43/24/0114

Proposal: Erection and operation of a micro-energy storage facility at Wellington RFC, Corams Lane, Wellington

RESOLVED to recommend that the application be approved subject to there being no adverse noise..

(d) Case Ref: 43/24/0115

Proposal: Erection of a single storey extension to the rear and porch to the front of 32 Beech Hill, Wellington

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RESOLVED to recommend that the application be approved.

(e) **Case Ref:** 43/24/0116

Proposal: Erection of a single storey extension and change of duo pitched porch to mono pitch at the side of 54 Proctor Road, Wellington

RESOLVED to recommend that the application be approved.

(f) **Case Ref:** 43/24/0117

Proposal: Erection of a single storey extension to the rear and conversion of garage to habitable accommodation at 12 Weavers Reach, Tonedale, Wellington

RESOLVED to recommend that the application be approved.

(g) **Case Ref:** 43/24/0118

Proposal: Erection of a first floor extension above garage at 6 Elworthy Drive, Wellington

RESOLVED to recommend that the application be approved, however, Councillors noted that the proposal will change the street scene and could set a precedent.

(h) **Case Ref:** 43/24/0119/A

Proposal: Display of 1 No. internally illuminated freestanding D6 small format advertising sign at Mantle Street, Wellington

RESOLVED to recommend that the application be approved.

(i) **Case Ref:** 43/24/0120

Proposal: Demolition of conservatory and erection of a single storey extension to the rear and detached garage in the garden of 27 High Path, Station Road, Wellington

RESOLVED to recommend that the application be approved.

(j) **Case Ref:** 43/24/0121

Proposal: Erection of a single storey extension to the rear of 3 Pyles Thorne Close, Wellington

RESOLVED to recommend that the application be approved.

(k) **Case Ref:** 43/24/0079

Proposal: Replacement of porch at 57 Springfield Road, Wellington

RESOLVED to comment that the plans are not clear as to how close the porch is to the highway. Should the porch be too close, Councillors were concerned that there would be safety implications for neighbours not having a clear view of oncoming traffic.

453 SOMERSET COUNCIL NOTIFICATIONS OF APPEALS LODGED

(a) **Case Ref:** 43/23/0099

Proposal: Application for Outline Planning Permission with all matters reserved, except for access, for the erection of up to 315 No. dwellings with convenience store (class E), public open space, landscaping, sustainable

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drainage system (SuDS) and vehicular access point on land east of Exeter Road, Rockwell Green, Wellington

The appeal will be determined on the basis of an inquiry. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000, as amended.

The Mayor reported that she believed to date to have now been fixed for 10th March but a venue was yet to be confirmed. **AGREED** that the Council will prepare a submission.

Councillor Booth arrived during the discussion of this item.

454 SOMERSET COUNCIL - PLANNING DECISIONS FOR INFORMATION ONLY:

Application Number(s)	Proposal	Address	WTC Recommendation Or Comments	Somerset Council Decision
43/24/0085	Erection of a detached single storey garden room	3 Farthings Pitts, Foxdown Hill, Wellington	Approval	Approved
43/24/0103	Replacement of extension to the side	112 Mantle Street, Wellington	Approval	Approved
43/24/0094	Replacement of public toilets	Longforth Road, Wellington	No Comment	Approved
43/24/0098/LB	Installation of through floor lift	9 High Path, Station Road, Wellington	Approval	Approved
43/24/0026	Erection of 1 No. dwelling with garage and associated works	land adjacent to 16 Westford Close, Wellington	Refusal	Withdrawn
43/24/0074	Erection of a ground floor extension, with roof terrace above	2 White Hart Court, White Hart Lane, Wellington	Refusal	Approved

The meeting closed at 6.40 pm

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