**MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL HELD IN THE UNITED REFORMED CHURCH HALL, FORE STREET, WELLINGTON ON TUESDAY 10 SEPTEMBER 2019 AT 6.25PM**

**PRESENT**: Councillor Lloyd

Councillors J Thorne, M Lithgow, V Stock-Williams, S Pringle-Kosikowsky, M McGuffie, C Booth, M Barr, J Hunt, A Govier.

Kathryn Hemensley (Town Clerk)

Michaela Greener (Deputy Clerk)

Rebecca Miller (Somerset West and Taunton Council Planning)

There were nine members of the public and two members of the press in attendance

**67. APOLOGIES**

Councillors D Bradley, N Powell-Brace

**68. DECLARATIONS OF INTEREST**

Councillor Lithgow declared an interest as a member of Somerset West and Taunton Council’s Planning Committee and therefore reserved the right to vote differently at SWT’s Planning Committee meeting as different facts could be placed before them. Councillors Lloyd and Stock- Williams declared an interest for the same reason as she may be called on substitute members for SWT’s Planning Committee.

Councillor Pringle-Kosikowsky declared an interest in agenda item 4(a) as the property in question belongs to a member of his extended family.

Councillor Thorne declared a prejudicial interest in agenda item 4(b) as the property in question adjoins his home, and after speaking, Cllr Thorne left the room during discussion and vote.

Councillor Govier declared a prejudicial interest as a close relative lives immediately adjacent to the proposed development at agenda item 4(c), and left the room during discussion.

Councillor Barr declared a personal interest in agenda item 4(c) due to extensive previous dealings with the developer, and a personal interest in agenda item 4(b) again due to ongoing involvement.

Councillor Booth declared a personal interest in agenda item 3(c) as he lives in a neighbouring property.

**69. APPLICATIONS TO BE DETERMINED BY TOWN COUNCIL:**

(a) Erection of single storey side and rear extension at 3 Greenway Road, Wellington (43/19/0067)

**RESOLVED** that permission be granted.

(b) Erection of replacement single storey rear conservatory at 8 Weavers Cottage, Corams Lane, Wellington (43/19/0069)

**RESOLVED** that permission be granted.

(c) Replacement of doors and windows to ground floor flat at 27 Stoneleigh, Tonedale, Wellington (43/19/0066)

**RESOLVED** that permission be granted.

**70. TO CONSIDER WHAT COMMENTS TO MAKE ON THE FOLLOWING APPLICATIONS THAT WILL BE DETERMINED BY SOMERSET WEST AND TAUNTON COUNCIL OR SOMERSET COUNTY COUNCIL:**

(a) Erection of a wall to the front of and fencing to the side of rear at 61 Gillards Close, Rockwell Green, Wellington, (retention of part works already undertaken) (43/19/0018)

The council wished that concerns raised by a parishioner, who lives in a neighbouring property, about the height of the fence, should be acknowledged as a concern with the case officer so that a possible compromise can be reached between the applicants and the neighbour.

**RECOMMENDED** that permission be granted.

(b) Change of use of yard for the display of goods for sale (retention of works already undertaken) at the rear of 17 Fore Street Wellington (43/19/0072)

Discussion took place around the impact of this application on neighbouring properties. It was pointed out that the address given in the planning application does not appear to be correct and the planning officer noted that this was an error which would need to be corrected and may require re-consultation. The planning officer will confirm.

**RECOMMENDED** that permission be refused on the following grounds:

* The property is already subject to enforcement action
* The proposed use is inappropriate for the location
* Neighbours’ fire exit appears to be blocked
* Noise and privacy issues for immediate neighbours due to the close proximity of users of the land
* The errors in the application would appear to render the consultation invalid

(c) Approval of reserved matters following outline application 43/17/0002 for the erection of 205 dwellings with public open space, landscaping, drainage and associated and ancillary development on land to the west of Bagley Road, Rockwell Green, Wellington (43/19/0075)

The developer and land agent were invited to give a short presentation on reserved matters – scheme design. Councillors raised a number of issues with the developers and requested that these be noted as concerns:

* Drainage issues from run-off of rainwater
* Footpaths and how people will be able to safely cross Bagley Road
* Bus stops and who will fund them
* Concerns of existing neighbours regarding the evolution of the site so that it does not become a site where the number and type of dwellings are inappropriate to the size and location of the development plot
* Green and open spaces and costs to residents once these are handed over to a management company
* Concerns about lack of appropriate dog waste and refuse bins for the use and comfort of residents for the duration of the build and until such time as the public footways are adopted
* There remain concerns about the density of the build

On balance the council **RECOMMENDED** supporting the reserved matters as set before the council at this time with the concerns of the council noted as detailed.

**71. TO REVIEW THE PROCESS FOR APPRAISING PLANNING APPLICATIONS**

Following the change to previous practice whereby paper copies of applications and plans are no longer provided to the Office, instruction was sought as to how Councillors wish planning items to be made available in readiness for planning meetings.

Councillors are content with the range of planning documents which they receive. The planning officer recommended that the best place to view all planning documents is direct from the council’s planning website. In terms of producing documents for public display it was pointed out by the planning officer that plans printed off from the Somerset West and Taunton District Council website are not to scale, although large housing developers will usually provide printed plans in large copy if requested. Councillors referred to the fact that having a projector for future meetings is high on the priority list for future consideration.

**The meeting ended at 7.25pm**

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Councillor Janet Lloyd

Mayor