

**MINUTES OF THE PLANNING MEETING OF WELLINGTON TOWN COUNCIL
HELD ONLINE VIA ZOOM ON TUESDAY 4TH MAY 2021 AT 5.00PM**

PRESENT: Councillors J Lloyd (Chair), M Lithgow, M McGuffie, J Thorne, A Govier, M Barr, V Stock-Williams. J Hunt (joined meeting late) N Powell-Brace (joined meeting late), S Pringle-Kosikowsky (joined meeting late),

Dave Farrow (Town Clerk)
Annette Kirk (Deputy Clerk)
Alice Kendall (Deputy RFO & Assistant Clerk)

Jeremy Guise, Planning Officer - Somerset West & Taunton District Council

Two members of the press in attendance.

Four members of the public

276. APOLOGIES

Apologies were received and accepted from Councillors C Booth, W Battishill, D Bradley

277. DECLARATIONS OF INTEREST

Councillor Thorne declared an interest with Agenda Item 4a case ref: 43/21/0022 – he had been lobbied. Visited the property and spoke to Applicant John Whiteman

Councillor Govier declared an interest with Agenda Item 4a case ref: 43/21/0022 – He had been lobbied. Visited the property. Made not contact with applicant

Councillor Govier declared an interest with Agenda item 5a case ref: 43/21/0020 – He had been lobbied and spoken with neighbouring residents

Councillor Barr declared an interest with Agenda item 5a case ref: 43/21/0020 – He had been lobbied

Councillor Hunt declared an interest with Agenda Item 4a case ref: 43/21/0022 – He had been lobbied.

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 him.

Councillor Lloyd and Councillor Stock- Williams declared an interest as substitute members for SWT's Planning Committee, reserving the right to vote differently if attending SWT's Planning Committee meeting should different facts be placed before them.

278. PUBLIC PARTICIPATION

No Public Participation

279. APPLICATIONS TO BE DETERMINED BY TOWN COUNCIL:

- a) **Case Ref: 43/21/0022** Proposal: Replacement of single storey extension with the erection of a two storey extension to the rear of 74 Waterloo Road, Wellington (resubmission of 43/20/0135) – see attached submission from applicant John Whiteman

RESOLVED to approve the application with standard planning approval conditions in place. i.e. works must be started within 3 years and must be carried out as detailed in the plans.

- b) **Case Ref: 43/21/0013** Proposal: Demolition of garage and replacement of conservatory with the erection of a single storey extension to the rear and both sides and erection of porch to the front of 57 Beech Hill, Wellington

RESOLVED to approve the application subject to conditions set out in the Planning Officer's recommendations.

280. 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) **Case Ref: 43/21/0020** Proposal: Conversion and change of use of 2 No. agricultural barns, (Barn 1 to be converted to a dog kennel business and Barn 2 to be converted into an indoor horse menage), formation of dog agility course and formation of 3 No. glamping pitches with associated parking and works at Henley Farm, Harpford Farm Lane, Payton, Wellington

RECOMMENDED to refuse the application for the following reasons:-

- Concerns over inconsistent and incomplete information provided
- Concerns over Noise Nuisance which will affect neighbouring properties
- Concerns with regards to congestion on an already dangerous narrow road by commercial vehicles entering and leaving the premises.
- Concerns over where the Glamping Pitches are allocated as this will affect the open countryside scenery
- Concerns over the pedestrian safety
- Concerns over Agricultural tie conditions attached to the property. The property should remain as an agricultural working Farm

In addition concerns were raised about the possibility that an unlicensed dog breeding business may currently be operating from the site. Somerset West & Taunton District Council Planning Officer Jeremy Guise was asked to look into this.

b) **Case Ref: 43/21/0027/LB** Proposal: Replacement of boiler and flue at 24 Millstream Gardens, Tonedale, Wellington (retention of works already undertaken)

RECOMMENDED to support approval of the application subject to conditions set out in the Planning Officer's recommendations

281. SOMERSET WEST & TAUNTON DISTRICT COUNCIL - 2021 PLANNING DECISIONS FOR INFORMATION ONLY (not for discussion): N/A

The meeting ended at 18.07pm

.....
Councillor Janet Lloyd
Mayor