

MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT UNITED REFORMED CHURCH HALL ON MONDAY 1 JULY 2024 AT 6.30 PM

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

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

121 APOLOGIES

Apologies were received from Councillor C Booth.

122 DECLARATIONS OF INTEREST

123 PUBLIC PARTICIPATION

No members of the public were present.

124 MINUTES

RESOLVED to confirm and sign the minutes of the Planning meeting held 3 June 2024.

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

(a) Case Ref: 43/24/0040

Proposal: Erection of a 'Food to go' pod with bin store and associated works at Wellington Service Station, Westpark, Chelston

RESOLVED to recommend that this application be approved. However, Councillors wished to raise the following matters:

- The plans do not make clear if the toilet was to be an accessible facility and it was felt that this provision must be implemented.
- There is significant departure from the original plans as approved in application 43/23/0101. The approved plans did not include Air & Vac machines, the provision of which has removed an additional two parking spaces taking the total from 14 (as previously approved) to just 5 on this application. Councillors raised concerns that this substantial reduction will cause an overflow of vehicles parking in surrounding roads which will affect numerous accesses to other businesses.

(b) Case Refs: 43/24/0041 & 43/24/0042/LB

Proposal: Erection of a single storey extension to the rear of the carport at Chestnut Barn, Popes Lane, Wellington

RESOLVED to recommend that this application be approved.

(c) Case Ref: 43/24/0043

Proposal: Change of use of garden storage/summer house building to a dog grooming salon at 9 Barrington Way, Wellington

RESOLVED to recommend that this application be approved. Some concern was raised with regard to the increase in parking requirements and ask that this be monitored.

Initial

(d) Case Ref: 43/24/0045

Proposal: Erection of a single storey extension to the rear of 85 Russet Close, Wellington

RESOLVED to recommend that this application be approved.

(e) Case Ref: 43/24/0049

Proposal: Erection of a first floor extension over the garage to the side of 4 Kitts, Wellington

RESOLVED to recommend that this application be approved.

(f) Case Ref: 43/24/0053

Proposal: Demolition of conservatory and outbuilding and erection of a single storey extension to the rear with associated landscaping at Fernleigh, 60 Waterloo Road, Wellington

RESOLVED to comment that there was no objection to the principle of the proposed extension. However, it was felt that the design of such was out of keeping with the original building and requires amendment.

(g) Case Ref: 43/24/0055/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

It was noted that an application at this address had been considered by the Council previously (43/24/0032/CMA) and it was **RESOLVED** to reiterate the comments made previously: "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."

126 SOMERSET COUNCIL - PLANNING DECISIONS FOR INFORMATION ONLY:

Application Number(s)	Proposal	Address	WTC Recommendation Or Comments	Somerset Council Decision
43/24/0031/LB	Various internal and external alterations	35 Fore Street, Wellington	None	Approved
43/24/0024	Installation of plant (external AC condenser units, extractor fan and air louvres) to rear	26 Fore Street, Wellington	Approval	Approved
43/24/0025/A	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	26 Fore Street, Wellington	Approval (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)	Approved
43/20/0025	Erection of 18 No. dwellings with public open space, landscaping, drainage with associated and ancillary development	Land west of Bagley Road, Rockwell Green, Wellington	Refusal	Disposed of
43/24/0032/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)	42 North Street, Wellington	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	Prior Approval Refusal

			town's industrial history.	
43/24/0034	Erection of a two storey extension to the side and single storey garden room to the rear of the property	88 Mills Drive, Wellington	Approval	Withdrawn
43/24/0035/CG	Application to determine if Prior Approval is required for a proposed change of use from commercial, business and service (Use Class E) to mixed use including 1 No. flat (Use Class C3)	26 High Street, Wellington	Approval (Councillors felt that much more detail was needed and therefore a full planning application)	Prior Approval Approved
43/24/0039	Erection of a two storey extension, with roof terrace, to the rear of the property	2 White Hart Court, White Hart Lane, Wellington	None	Withdrawn

The meeting closed at 6.50 pm

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