

MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT THE UNITED REFORMED CHURCH HALL ON MONDAY 4 NOVEMBER 2024 AT 6.30 PM

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

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

356 APOLOGIES

Apologies were received from Councillor S Fox.

357 DECLARATIONS OF INTEREST

The Chairman drew attention to application 43/24/0094 being the Town Council's own. It was agreed that a subjective view could not be given and that the application would be noted at the appropriate point in the agenda.

358 PUBLIC PARTICIPATION

One member of the public spoke regarding application 43/24/0074.

359 MINUTES

RESOLVED to confirm and sign the minutes of the Planning meeting held 7 October 2024.

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

(a) Case Ref: 43/24/0074

Proposal: Erection of a ground floor extension, with roof terrace above to the rear of 2 White Hart Court, White Hart Lane, Wellington (resubmission of 43/24/0039).

RESOLVED to recommend that this application be refused. Councillors agreed with the concerns raised by members of the public in that the proposal would result in loss of light and privacy to neighbouring properties, it would be harmful to the character of the street scene, which is within the Conservation Area, loss of the currently shared amenity space courtyard and inappropriate access for motor vehicles via the small archway which would require multiple manoeuvres to gain access causing a hazard to traffic and pedestrians in White Hart Lane.

(b) Case Ref: 43/24/0085

Proposal: Erection of a detached single storey garden room at 3 Farthings Pitts, Foxdown Hill, Wellington.

RESOLVED to recommend that this application be approved.

(c) **Case Ref:** 43/24/0094

Proposal: Replacement of public toilets at Longforth Road, Wellington.

This application was noted.

(d) **Case Ref:** 43/24/0098/LB

Proposal: Installation of through floor lift at 9 High Path, Station Road, Wellington

RESOLVED to recommend that this application be approved.

(e) **Case Ref:** 43/24/0103

Proposal: Replacement of extension to the side of 112 Mantle Street, Wellington

RESOLVED to recommend that this application be approved.

361 PRE-APPLICATION CONSULTATION CORRESPONDENCE

Pre-application correspondence from Cornerstone regarding a proposed upgrade to an existing radio base station at Richardson's Garage was circulated with the agenda.

Having considered the proposals as well as comments made at a previous meeting on a related prior approval application, it was **RESOLVED** to reply to the correspondence thanking Cornerstone for consulting with the Council at this stage but that comments made previously are still appropriate: *"The proposal, being double the height of the existing as well as the associated apparatus being large and prominent, is not appropriate for the location of the current mast. It will be overbearing on nearby residential, commercial, and school properties. It will be visible from the Town Centre and will have a detrimental impact on the visual outlook of the Conservation Area."*

362 SOMERSET COUNCIL - PLANNING DECISIONS FOR INFORMATION ONLY:

Application Number(s)	Proposal	Address	WTC Recommendation Or Comments	Somerset Council Decision
43/24/0055/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	Prior Approval Approved (Conditional)

Initial

			to see the characteristics of the building be retained as they are important to the town's industrial history	
43/24/0076/T	Application to carry out management works to one oak tree included in Taunton Deane Borough (Wellington No.5) Tree Preservation Order 2007	2a Blackdown Road, Wellington (TD1037)	It was RESOLVED to comment that there was not enough information within the application and asked that the Tree Officer thoroughly reviews the proposal.	Conditional Approval
43/24/0069	Replacement of shop front single glazed painted timber windows and door with coated aluminium to match profile and new colour scheme	26 High Street, Wellington	Approval	Conditional Approval
43/24/0075/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)	7A North Street, Wellington	Approval	Prior Approval Approved (Conditional)

The meeting closed at 6.55 pm

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