

**MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT THE UNITED REFORMED CHURCH HALL ON MONDAY 2 DECEMBER 2024 AT 6.30 PM**

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

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

**420 APOLOGIES**

Apologies were received from Councillor S Mercer.

**421 DECLARATIONS OF INTEREST**

Councillor Thorne declared a prejudicial interest in application 43/24/0106.

**422 PUBLIC PARTICIPATION**

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

**423 MINUTES**

**RESOLVED** to confirm and sign the minutes of the Planning meeting held 4 November 2024.

**424 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). Amended application comprising: Removal of the wording garage and replaced with store.

**RESOLVED** to re-iterate comments as previously submitted as the amendment serves no material change to the application and documents still refer to a garage. ***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: 43/24/0091/T**

**Proposal:** Application to carry out management works to one pine tree included in Taunton Deane Borough (Wellington No.2) Tree Preservation Order 1977 overhanging 11 Halfyard Court, Wellington (TD124)

**RESOLVED** to recommend that this application be approved subject to satisfactory comments from the Tree Officer.

Initial .....

**(c) Case Ref: 43/24/0104**

**Proposal:** Erection of two storey extensions to the front, side and rear of 9 Brendon Road, Wellington

**RESOLVED** to suspend Standing Orders to allow the applicant to answer questions.

**RESOLVED** to re-instate Standing Orders.

**RESOLVED** to recommend that this application be approved.

**(d) Case Ref: 43/24/0105**

**Proposal:** Application for the approval of reserved matters following outline application 43/23/0056 for the appearance, landscaping, layout and scale for the station square including hard and soft landscaping, mobility hub and siting of the Wellington Monument pyramidion on land north of Taunton Road, Longforth Park, Wellington

**RESOLVED** to suspend Standing Orders to allow the applicant to answer questions.

**RESOLVED** to re-instate Standing Orders.

**RESOLVED** to recommend that this application be approved.

**(e) Case Ref: 43/24/0106**

**Proposal:** Change of use of bakery and coffee shop to licensed restaurant (Class E) at 2 High Street, Wellington

Councillor Thorne left the meeting.

**RESOLVED** to recommend that this application be approved.

Councillor Thorne re-joined the meeting.

**(f) Case Ref: 43/24/0112**

**Proposal:** Erection of a two storey extension to the rear of 33 Richards Close, Tonedale, Wellington

**RESOLVED** to support the principle of the extension to the property but it was felt that the wooden cladding was out of keeping with the street scene.

**425 SOMERSET COUNCIL - PLANNING DECISIONS FOR INFORMATION ONLY:**

Application Number(s)	Proposal	Address	WTC Recommendation Or Comments	Somerset Council Decision
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43/24/0059	Replacement of flood lighting	Wellington AFC, North Street, Wellington	Approval	Approved
43/23/0033 & 43/23/0034/LB	Change of use of second floor from offices (Class E) to 1 No. residential unit (Class C3)	1 Fore Street, Wellington	Approval	Withdrawn
43/24/0072/A	Display of 1 No. non illuminated graphic vinyl	KFC, Westpark, Chelston, Wellington	Approval	Approved
43/24/0084	Erection of a two storey extension to the rear	88 Mills Drive, Wellington	No objections	Approved
43/24/0087	Installation of external heat pump to the rear	2 Lukes Close, Wellington	Approval	Approved
43/24/0086	Erection of extension to the rear of the garage	12 Immenstadt Drive, Wellington	Approval	Approved
43/24/0096	Erection of a single storey extension to the rear	8 The Paddocks, Wellington	None	Approved
43/24/0082/T	Application to carry out management work to one oak tree included in Taunton Deane Borough (Wellington No.6) Tree Preservation Order 2006 (TD1019)	Oakfield Park, Wellington	Approval	Approved
43/24/0108/NMA	Application for a Non-Material Amendment to application 43/20/0054 for the inclusion of a porch	Fourwinds, Bagley Road, Wellington	None	Withdrawn

The meeting closed at 6.55 pm

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Initial .....