

MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT THE UNITED REFORMED CHURCH HALL ON MONDAY 7 OCTOBER 2024 AT 6.00 PM

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

IN ATTENDANCE: Councillors C Penk and K Wheatley
David Farrow (Town Clerk)
Alice Kendall (Deputy Clerk/RFO)
Two members of the public
One member of the press

294 APOLOGIES

Apologies were received from Councillor S Pringle-Kosikowsky.

295 DECLARATIONS OF INTEREST

Councillor J Lloyd declared a personal interest in application 43/24/0059 as a member of the Playing Field Working Group.

Councillor J Thorne declared interests in the following:

- 43/24/0064 – Personal interest as his son lives nearby.
- 43/24/0082/T - Personal interest as the applicant is a friend.
- Agenda item 7 (case ref MA/57843) – prejudicial interest and will leave the room during discussion.

He further asked if the Council should make comment on 43/24/0081 given early involvement in the Community Hub.

Councillor A Govier declared a personal interest in application 43/24/0059 as a member of the Playing Field Working Group and as a supporter of the club.

296 PUBLIC PARTICIPATION

One member of the public spoke regarding application 43/24/0059.

One member of the public spoke about the applications for the Dolphin Inn (43/24/0081 and 43/24/0083).

297 MINUTES

RESOLVED to confirm and sign the minutes of the Planning meeting held 2 September 2024.

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

(a) **Case Ref:** 43/24/0059

Proposal: Replacement of floodlighting at Wellington AFC, North Street, Wellington

It was **RESOLVED** to recommend that this application be approved. Councillors were supportive of the application and disagreed with the comments made by the Heritage Officer.

At this juncture, it was agreed to bring forward applications 43/24/0081 and 43/24/0083.

(b) Case Ref: 43/24/0081

Proposal: Change of use of public house to a community space on the ground floor, office space on the first floor and residential conversion of a 2 No. bedroomed flat into a 3 No. bedroomed dwelling at The Dolphin Inn, Waterloo Road, Wellington (retention of part works already undertaken)

It was **agreed** that given the Council's early involvement in the provision of a new community space, that unbiased comments could not be made within a planning context. However, it requested that issues with some processes, including building control, as raised by a member of the public (already submitted) be followed up as a matter of importance.

(c) Case Ref: 43/24/0083

Proposal: Erection of 2 No. dwellings and formation of access on land to the rear of the Dolphin Inn, Waterloo Road, Wellington

It was **RESOLVED** to support the principle of infill development such as this. However, the following concerns were raised specifically relating to this application:

- Councillors questioned the statements made relating to phosphates and asked that they be fact checked.
- The current proposal is overdevelopment on the site, the density of which provides little amenity space for each dwelling.
- The design is not in keeping with surrounding properties and will have an impact on Wellington Park which is heritage listed.
- There are no comments from the Heritage Officer despite the site being only 50m from Wellington Park.

(d) Case Ref: 43/24/0064

Proposal: Demolition of former mill building and erection of 9 No. dwellings with associated access and landscaping at Haymans Mill, Payton Road, Westford, Wellington

It was **RESOLVED** to support the application. However, concerns were raised with the visibility splay at the junction of Rackfield and Payton Road and the impact that the increased traffic would have. It was suggested that perhaps improvements could be made there with a Section 106 agreement attached to this application.

(e) Case Ref: 43/24/0072/A

Proposal: Display of 1 No. non illuminated graphic vinyl at KFC, Westpark, Chelston, Wellington

RESOLVED to recommend that this application be approved.

- (f) **Case Ref:** 43/24/0076/T
Proposal: Application to carry out management works to one oak tree included in Taunton Deane Borough (Wellington No.5) Tree Preservation Order 2007 at 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.

- (g) **Case Ref:** 43/24/0079
Proposal: Replacement of porch at 57 Springfield Road, Wellington (retention of works already undertaken)

RESOLVED to recommend that this application be approved.

- (h) **Case Ref:** 43/24/0082/T
Proposal: Application to carry out management work to one oak tree included in Taunton Deane Borough (Wellington No.6) Tree Preservation Order 2006 at 31 Oakfield Park, Wellington (TD1019)

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

- (i) **Case Ref:** 43/24/0084
Proposal: Erection of a two storey extension to the rear of 88 Mills Drive, Wellington

RESOLVED to raise no objections.

- (j) **Case Ref:** 43/24/0086
Proposal: Erection of extension to the rear of the garage at 12 Immenstadt Drive, Wellington

RESOLVED to recommend that this application be approved.

- (k) **Case Ref:** 43/24/0087
Proposal: Installation of external heat pump to the rear of 2 Lukes Close, Wellington

RESOLVED to recommend that this application be approved subject to confirmation that there is no noise nuisance from the heat pump.

- (l) **Case Ref:** 43/24/0092
Proposal: Approval of layout, scale and appearance of the internal spine road, pedestrian/cycle link and associated surface water drainage infrastructure on land north of Taunton Road, Longforth Park, Wellington

RESOLVED to recommend that this application be approved.

299 TO CONSIDER WHAT COMMENTS TO MAKE ON AN AMENDED APPLICATION

(a) **Case Ref:** 43/24/0069

Proposal: Replacement of shop front single glazed painted timber windows and door with coated aluminium at 26 High Street, Wellington. A copy of the proposed elevation was circulated with the agenda detailed a revised colour scheme.

RESOLVED to recommend that this application be approved.

300 TO CONSIDER WHAT COMMENTS TO MAKE ON AN APPLICATION FOR PREMISES LICENSE

Case Ref: MA/57843

Proposal: Application for a premises licence for Our Embassy, 2 High Street, Wellington TA21 8RA, including a plan of the area proposed to be covered under the licence (attached). This is for the sale of alcohol (for consumption both on and off the premises) between the hours of 09:00-22:00 daily, as well as for the provision of recorded music between 18:00 and 20:00 Monday to Wednesday, 17:00 to 21:00 Thursday to Saturday, and 12:00 to 22:00 Sunday.

Councillor J Thorne left the meeting.

RESOLVED to recommend that the license be granted.

301 SOMERSET COUNCIL - PLANNING DECISIONS FOR INFORMATION ONLY:

| Application Number(s) | Proposal | Address | WTC Recommendation Or Comments | Somerset Council Decision |
|-----------------------|--|--|---|---------------------------|
| 43/23/0056 | Outline application with all matters reserved, except for access, for a mixed use development of up to 200 No. dwellings, employment land (Use Classes E & F), an internal spine road to facilitate a rail halt/station, public open space, drainage & associated infrastructure | Land north of Taunton Road, Longforth Park, Wellington | Support in principle with other comments listed | Approved |
| 43/24/0038 | Application for approval of reserved matters following outline application 43/06/0016 for the scale, siting, design, access, external appearance and landscaping for 2 No. terraced blocks of | Plot 19 Westpark 26, Chelston | Approval | Approved |

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|----------------|---|---|--|-------------------------|
| | industrial accommodation providing 16 No. units | | | |
| 43/24/0063/HHN | Application to determine if prior approval is required for the erection of a proposed single storey extension to the rear | 15 Greenway Road, Wellington | Noted | Prior Approval Approved |
| 43/21/0008 | Application for Outline Approval with all matters reserved for the erection of 1 No. detached dwelling | Land adjacent to 7 Bluett Road, Wellington | Requested further consultation on design and placement | Approved |
| 43/24/0057 | Erection of blockwork wall to 1.8 metres in height with vertical timber panelling above to enclose farm building | Henley Farm, Harpford Farm Lane, Wellington | No objection | Approved |
| 43/24/0060 | Erection of 1 No. dwelling with associated works to the rear (resubmission of 43/23/0071) | 33 Priory, Wellington | No objection | Refusal |
| 43/24/0066/LB | Replacement of timber framed single glazed casement window with a timber framed double glazed casement window | 10B Fore Street, Wellington | Approval | Approved |
| 43/24/0068 | Erection of 2 No. single storey extensions, erection of first floor to the rear and internal alterations | Sunnybank, 63 Rockwell Green, Wellington | Approval | Approved |
| 43/24/0066/LB | Replacement of timber framed single glazed casement window with a timber framed double glazed casement window | 10B Fore Street, Wellington | Approval | Approved |

The meeting closed at 7.00pm

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