

MINUTES OF THE WELLINGTON TOWN COUNCIL PLANNING MEETING HELD AT THE UNITED REFORMED CHURCH HALL ON MONDAY 3 FEBRUARY 2025 AT 6.00 PM

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

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

512 APOLOGIES

Apologies were received from Councillor Booth.

513 DECLARATIONS OF INTEREST

Councillor J Lloyd declared an interest in application 43/21/0146 having been involved with the application as a former District Councillor.

514 PUBLIC PARTICIPATION

No members of the public were present.

515 MINUTES

RESOLVED to confirm and sign the minutes of the Planning meeting held 6 January 2025.

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

(a) Case Ref: 43/25/0001/T

Proposal: Notification to carry out management works to one hornbeam tree, one rowan and one maple within Wellington Conservation Area adjacent to South Street, Wellington

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

(b) Case Ref: 43/25/0002/T

Proposal: Application to carry out management works to 10 poplar trees included in Taunton Deane Borough (Wellington No.1) Tree Preservation Order 1993 at Wellington School, adjacent to Champford Lane and Swains Lane, Wellington (TD581)

Councillor A Govier declared a personal interest in this application as the site is opposite a relatives home.

RESOLVED to recommend that this application be approved subject to satisfactory comments from the Tree Officer. It was noted, however, that the application documents on the portal appear to be those relating to a different application.

517 TO CONSIDER WHAT COMMENTS TO MAKE ON A CHANGE OF LICENSING APPLICATION

Brazier Coffee Roasters Ltd at Unit 10 Tonedale Mill Business Park have submitted an application for a premises licence. This premises has already been licensed for the sale of alcohol (on-sales only), but is now expanding into a new adjacent premises, which requires a new licence. The new licence would then incorporate licensable activities at both Unit 8 (new building) and Unit 10 (old building) on the same licence. A plan of the premises is attached, with the relevant premises outlined in red. As per the application, their licensable activities for the premises will be supply of alcohol (both for consumption on and off the premises), live and recorded music, and screening of films; with the licensable hours for all activities as 08:00- 17:00 Monday to Wednesday, 08:00 – 22:00 on Thursdays and Sundays, and 08:00 – 23:00 on Fridays and Saturdays.

RESOLVED to support the application assuming neighbouring businesses had been notified appropriately.

518 SOMERSET COUNCIL - PLANNING DECISIONS FOR INFORMATION ONLY:

Councillors J Lloyd and K Wheatley reported on application 43/21/0146 and gave background information on its history and expressed their disappointment in processes followed since the transition to the Unitary Authority. Further concerns were raised following reports that comments from the Town Council were not being considered. The Town Clerk was asked to write to Bill Revans, Leader, and Duncan Sharkey, Chief Executive, to clarify the position.

Application Number(s)	Proposal	Address	WTC Recommendation Or Comments	Somerset Council Decision
43/21/0146	Erection of 1 No. dwelling	land to the rear of Shute House, 69 South Street, Wellington	Refusal	Approved
43/24/0091/T	Application to carry out management works to one pine tree included in Taunton Deane Borough (Wellington No.2) Tree Preservation Order 1977	11 Halfyard Court, Wellington (TD124)	Approval	Split Decision
43/24/0106	Change of use of bakery and coffee shop to licensed restaurant (Class E)	2 High Street, Wellington	Approval	Approved
43/24/0112	Erection of a two storey extension to the rear of the property	33 Richards Close,	Approval	Approved

Initial

		Tonedale, Wellington		
43/24/0079	Replacement of porch	57 Springfield Road, Wellington	Councillors commented that the plans are not clear as to how close the porch is to the highway. Should the porch be too close, Councillors were concerned that there would be safety implications for neighbours not having a clear view of oncoming traffic.	Approved
43/24/0114	Erection and operation of a micro-energy storage facility	Wellington RFC, Corams Lane, Wellington	Approval	Approved
43/24/0115	Erection of a single storey extension to the rear and porch to the front	32 Beech Hill, Wellington	Approval	Approved
43/24/0116	Erection of a single storey extension and change of duo pitched porch to mono pitch at the side	54 Proctor Road, Wellington	Approval	Approved
43/24/0117	Erection of a single storey extension to the rear and conversion of garage to habitable accommodation	12 Weavers Reach, Tonedale, Wellington	Approval	Approved
43/24/0118	Erection of a first floor extension above garage	6 Elworthy Drive, Wellington	Approval	Approved

The meeting closed at 6.57 pm

.....

Initial