

Our Ref: 43/25/0089/ENQ *(please quote on all correspondence)*

24 October 2025

MS H ACREMAN
WELLINGTON TOWN COUNCIL
28 FORE STREET
WELLINGTON
TA21 8AQ

PRE-APPLICATION CONSULTATION

Dear Ms Acreman

Construction of a 200m pump track for use by a variety of users with cycles, skateboards, roller & inline skates on a site within Wellington Recreation Ground, Courtland Road, Wellington

I refer to your request for "Is Planning Permission Required?" received on 07 October 2025 in respect of the above proposal, and thank you for the associated fee of £66.50.

I can confirm that planning permission is not required for the above proposed works which have been considered under Class A (Part-12) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

PART 12

Development by local authorities

Class A Permitted development

A. The erection or construction and the maintenance, improvement or other alteration by or on behalf of a local authority or by or on behalf of an urban development corporation of— (a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;

(b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public

service administered by them.

Interpretation of Class A

A.1 For the purposes of Class A, “urban development corporation” has the same meaning as in Part 16 of the Local Government, Planning and Land Act 1980 (urban development).

A.2 The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

Overall, the proposed works would not require planning permission, subject to any work not exceeding 4 metres in height or 200 cubic metres in capacity.

The opinion expressed in this letter is made on the basis of the facts available at the time of writing and the information that you submitted. It does not bind the Local Planning Authority to any decision should circumstances differ.

The above information is, however, expressed without prejudice to a formal determination by the Local Planning Authority under Section 192 of the Town & Country Planning Act 1990 (Lawful Development Certificate for a Proposed use or development). A Section 192 application (Lawful Development Certificate) is a formal determination from the Council as to whether a proposed development requires planning permission. Further details and how to apply for a Lawful Development Certificate can be found on the Council's website at: [Find out if you need Planning Permission Webpage](#)

The opinion expressed in this letter is made on the basis of the facts available at the time of writing and the information that you submitted. It does not bind the Local Planning Authority to any decision should circumstances differ.

I would stress that this relates only to the need for planning permission. It may be necessary for you to obtain approval under other legislation or requirements, for example you may require Building Regulation approval. You must satisfy yourself that you have all the necessary approvals before any work begins.

Please Note: TDBC implemented the Community Infrastructure Levy (CIL) on 1 April 2014. This is a tariff in the form of a standard charge on the creation of new dwellings (including holiday lets and student accommodation), household extensions of 100 square metres or more in size and retail development (use classes A1-A5). If this pre-application falls into any of these categories please visit the Somerset website [CIL Webpage](#) to find out what to do next.

Yours sincerely
Shahina Khira
Planning Officer

