



WELLS CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT A MEETING OF THE PLANNING COMMITTEE, WHICH MEMBERS ARE SUMMONED TO ATTEND, WILL BE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 17TH AUGUST 2017 AT 6.00PM

Felicity White
Town Clerk

Committee Members: Cllrs: R Ayres, M Brandon,
N Kennedy, J North (Mayor), D Swain, D Unwin (Vice-
Chairman); G Wilson, C Wride (Deputy Mayor, Chairman)

Town Hall
Wells BA5 2RB
01749 673091
e-mail: townclerk@wells.gov.uk

10th August 2017

AGENDA

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST

To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 26th July 2012.

3 MINUTES OF THE MEETING HELD ON 20TH JULY 2017

To approve and sign the minutes of the previous meeting. (Attached)

4 MEETING OPEN TO THE PUBLIC

Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chairman.

5 PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

5.1 2017/1912/VRC

Variation of condition 2 (drawing numbers) of planning permission 2015/2407/FUL granted for the erection of sheltered apartments for the elderly in order to provide an additional unit on the second floor; and to revise the second floor level to comprise 5 no. 1 bed units and 5 no. 2 bed units; and for alterations to roof to allow for the additional unit and to change of mix to provide 17 x 1 bed units and 14 x 2 bed units.

Land Adjacent To Tesco Supermarket Tucker Street Wells Somerset

5.2 2017/1751/HSE

Single storey rear infill extension and associated internal works.
23 North Road Wells BA5 2TL

5.3 2017/1750/FUL

Installation of Height Restrictor inside Grade Car Park.
Waitrose Ltd Whiting Way Wells BA5 2PJ

- 5.4** 2017/1816/CLE
Application for a lawful development certificate for an existing use of as a café / milk bar and a cocktail bar.
10 Heritage Courtyard Sadler Street Wells BA5 2RR
- 5.5** 2017/1737/ADV
Erection of replacement advertisement signs (retrospective).
Blue School Annexe Portway Avenue Wells BA5 2QF
- 5.6** 2017/1992/FUL
Change of use from C2 Use class to C3, Development Manager's Flat to elderly persons accommodation. No changes whatsoever to the internal or external fabric of the flat or building.
Managers Flat Homechime House Priory Road Wells BA5 1SH
- 5.7** 2017/1923/HSE
Erection of 2 storey rear extension, and associated alterations.
Bank Cottage Union Street Wells BA5 2PU

TREES:

- 5.8** 2017/1898/TPO
Epicormic removal Tp 31 Lime Trees removal of major dead wood.
Priory Road Wells
- 5.9** 2017/2000/TCA
Works to 19 trees in Conservation Area including replacing stakes, lifting crowns, pollarding and pruning (more information included in schedule of works).
Church of St Cuthbert St Cuthbert Street Wells BA5 2AW
- 6 TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL**
Please see separate Appendix - i - (pages 3 and 4)
- 7 DELEGATED RESPONSIBILITIES**
To delegate authority to the Town Clerk in consultation with the Chairman and Deputy Chairman, to decide any urgent matters arising before the next meeting.
- 8 ANY OTHER MATTERS OF URGENT REPORT**
- 9 DATE OF NEXT MEETING: 7.00pm, Thursday 7th September 2017**

EXCLUDE THE PRESS AND PUBLIC

Note: If it is necessary for matters to be considered in confidence it will be proposed by the Chairman that a resolution be passed under the provisions of the Public Bodies (Admission to Meetings) Act 1960 as amended, excluding the press and public.

- 6. TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL**
- 6.1** 2017/1308/HSE **and** 2017/1309/LBC
Single storey rear extension and replacement windows.
15 St Thomas Street Wells BA5 2UU
DECISION: Approval with Conditions
- 6.2** 2017/0646/ADV **and** 2017/0647/LBC
Erect external signage to accountancy office premises displaying external signage with approximate size of lettering at 300mm high maximum.
1 New Street Wells BA5 2LA
DECISION: Approval with Conditions
- 6.3** 2017/1286/LBC
Alterations to rainwater downpipe to front elevation.
4 High Street Wells BA5 2SG
DECISION: Approval with Conditions
- 6.4** 2017/1053/HSE
Erection of a single storey rear extension.
89 Welsford Avenue Wells BA5 2HZ
DECISION: Approval with Conditions
- 6.5** 2017/1051/HSE
Erection of two storey side extension, including raising roof of existing rear wing (amended plan received 13th June 2017).
18 North Road Wells BA5 2TL
DECISION: Approval with Conditions
- 6.6** 2017/1283/LBC
Works to repair roof to rear extension, re-build brick chimney and open up fireplace.
2 St John Street Wells BA5 1SW
DECISION: Approval with Conditions
- 6.7** 2017/0601/HSE
Erection of new car port.
22 Chamberlain Street Wells BA5 2PF
DECISION: Approval with Conditions
- 6.8** 20171305/HSE
Proposed conversion of the existing garage to additional room, single storey extension to the rear, and new carparking space and access onto the highway to the front of the property.
9 Kippax Avenue Wells BA5 2TT
DECISION: Approval with Conditions
- 6.9** 2017/1398/FUL
Change of use from D1 (coffee shop/food bank) to A1 (grocery store).
97 Burcott Road Wells BA5 2EF
DECISION: Approval with Conditions
- 6.10** 2017/1372/APP **and** 2017/1326/APP
Application for approval of details reserved by condition 4 (schedule and samples) on planning permission 2016/1764/HSE **and** listed building consent 2016/1765/LBC.
Furlong House Lorne Place St Thomas Street Wells BA5 2XF
DECISION: Approval
- 6.11** 2017/0828/HSE
Demolish existing garage and construct new single storey side and rear extension.
43 Kings Road Wells BA5 3LU
DECISION: Approval with Conditions
- 6.12** 2017/1054/HSE
Proposed Two-Storey Rear Extension.
62 Burcott Road Wells BA5 2EQ
DECISION: Approval with Conditions

- 6.13** 2017/1465/HSE
Single storey extension to rear.
5 Market Street Wells BA5 2DS
DECISION: Approval with Conditions
- 6.14** External repairs and maintenance.
Bricks Almshouses Priest Row Wells BA5 2QD
DECISION: Approval with Conditions
- 6.15** 2017/0887/HSE
Two storey extension to the North West Elevation.
9 Stoberry Avenue Wells BA5 2TF
DECISION: Approval with Conditions
- 6.16** 2017/1809/NMA
Non-material amendment to permission 2015/0236/VRC (application for variation of condition 2 (approved drawings) following grant of planning permission 2012/1000) to remove the ground floor toilet window on the 'Caldwick' housetype.
Former Nutricia Site Glastonbury Road Wells
DECISION: Approval
- 6.17** 2017/1418/HSE
Proposed rear extension with pitched roof, French doors to replace lounge window and new window from existing bedroom.
5 Broad Close Wells BA5 3NJ
DECISION: Approval with Conditions
- 6.18** 2017/1407/FUL
Retrospective change of use from A2 to nail bar (sui generis).
49B St Cuthbert Street Wells BA5 2AW
DECISION: Approval with Conditions
- 6.19** 2017/1473/HSE
To regularise the planning situation following installation of a wood burning stove and flue.
The Walled Garden Chamberlain Street Wells BA5 2PE
DECISION: Approval with Conditions
- TREES:**
- 6.20** 2017/1366/TCA
Fell 1no. Eucalyptus tree (T1) on plan. Tree has become too large for the location.
21 Bath Road Wells BA5 2HP
DECISION: TPO Not Required (No Objection)
- 6.21** 2017/1548/TCA
Turkish Oak in front garden, lower branches to be trimmed 2 metres all round as suggested by tree surgeon, Mr Mark Parsons.
4 St Thomas Terrace St Thomas Street Wells BA5 2XG
DECISION: TPO Not Required (No Objection)
- 6.22** 2017/1001/TPO
Copper Beech tree (TPO M372) - Reduce laterals by 3-4m and crown in thin by 15%.
10 Walnut Tree Close Wells BA5 2NL
DECISION: Split Decision
- WITHDRAWN:**
- 6.23** 2017/0602/LBC
Erection of new car port
22 Chamberlain Street Wells BA5 2PF
This application has been withdrawn and no further action is required.
- REFUSAL:**
- 6.24** 2017/1441/HSE
Proposed replacement of old sash windows with new, double glazed hard wood sash windows.
33-35 St Thomas Street Wells BA5 2UU
DECISION: Refusal