



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 18TH JANUARY 2018 AT 7:00PM

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)

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Wells BA5 2RB
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11th January 2018

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 4th JANUARY 2018** To approve and sign the minutes of the previous meeting (to follow).
- 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 2017/3244/LBC**
Refurbishment of outbuildings and cellar including new external staircase railing.
Furlong House Lorne Place St Thomas Street BA5 2XF
 - 5.2 2017/3105/LBC**
Removal of hedge and the erection of a fence.
14 Chamberlain Street Wells BA5 2PF
 - 5.3 2017/3305/HSE**
Alteration to a boundary, removal of hedge and erection of new fence, within the curtilage of a listed building.
14 Chamberlain Street Wells BA5 2PF
 - 5.4 2017/3249/FUL**
Conversion of vacant flat into administration office to include a communal disabled WC and kitchenette to use by staff and visitors to the adjacent chapel.
4 Bubwiths Almshouses Priest Row Wells Somerset BA5 2QE

- 5.5 2017/3284/FUL
Proposed erection of a single storey rear extension.
29 Priory Road Wells BA5 1SU
- 5.6 2017/3316/HSE
New porch & alterations
Orchard Lodge Portway Wells BA5 2BB
- 5.7 2017/3390/FUL
Proposed residential redevelopment comprising demolition of 12 no. garages and the erection of 4no. two bedroom dwellings and 4no. three bedroom dwellings in 3 blocks.
Land To North Of 32 - 36 Balch Road Wells BA5 2BZ

TREES:

- 5.8 2017/3360/TPO
Proposed works to a TPO tree: Felling of a Copper Beech (T1)
22 Milton Lane Wells BA5 2QS
- 5.9 2018/0034/TCA
Proposed works to a tree in a conservation area:-
T1 - Birch Tree, 25% Crown reduction.
12 North Liberty Wells BA5 2SU

6 TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL

- 6.1 2017/1325/FUL and 2017/1328/LBC
Replacement of existing shop front, removal of unauthorised internal staircase,
Reinstatement of patterned ceiling. (Amended plans received 26th October 2017).
41 High Street Wells BA5 2AE
DECISION: Approval with Conditions
- 6.2 2017/2603/HSE
Erection of a single storey side extension and associated works.
6 Kings Road Wells BA5 3LU
DECISION: Approval with Conditions
- 6.3 2017/2915/ADV
Tenants projecting sign on proposed building and stand alone totem signage on roadside.
Hand Car Wash Princes Road Wells BA5 2DT
DECISION: Approval with Conditions
- 6.4 2017/2906/HSE
Conversion of existing garage into a snug/additional bedroom. Addition of render to end gable wall and over existing brick piers and details on 2no. elevations.
Addition of render to gate posts and low garden wall.
The Walled Garden Chamberlain Street Wells BA5 2PE
DECISION: Approval with Conditions
- 6.5 2017/2662/HSE and 2017/2663/LBC
Construction of outbuilding in the garden.
14 Chamberlain Street Wells BA5 2PF
DECISION: Approval with Conditions

6.6 2017/2557/LBC

Proposed alterations to a listed building including installations of an approved black roof light, replacement of 2 windows in kitchen, replacement of front door, damp proofing to kitchen extension, removal of cement screed on ground floor to expose flagstones, plaster over “artex” ceiling finishes, creation of a ventilation hole in bathroom wall and decorations to façade.
3 Priest Row Wells BA5 2PY

DECISION: Approval with Conditions

6.7 2017/1141/LBC

RBS are proposing to install New Cisco Wireless Access Points within the branch as part of this delivery; these devices provide access to wireless internet access within the site.
NatWest Bank 7 High Street Wells BA5 2AD

DECISION: Approval with Conditions

TREES:

6.8 2017/2992/TCA

Proposed works to trees in a conservation area:-
T1 and T2 – Oak and Cherry Trees pruning o 2nd and 3rd order branches x 50mm in diameter.
T3 – Pyracantha reduced to the height of 2m and re-shaped.
NatWest Bank 7 High Street Wells BA5 2AD

DECISION: TPO Not Required (No Objection)

6.9 2017/3082/TCA

Proposed works to trees in a conservation area including removal of storm damaged branches from an Elder, crown lifting on a Yew and Cedar and crown reduction on a Privet and Apple.
12 South Street Wells BA5 1SJ

DECISION: TPO Not Required (No Objection)

7 APPEAL

Ref: APP/Q3305/W/17/3184981 Starting 28th December 2017

2017/1381/TEL

Prior notification of proposed telecommunication development comprising the installation of a 15m replica telegraph pole and 2 no. equipment cabinets.
Land at 355749 146230 Bath Road Wells

8 MDC PLANNING BOARD 17TH JANUARY

8.1 2017/2988/HSE

55 St Thomas Street Wells BA5 2UY

8.2 2017/2367/VRC

Drum House Little Entry Wells BA5 2TP

9 MENDIP LOCAL PLAN PART II consultation

To consider the City Council responses

10 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.

11 ANY OTHER MATTERS OF URGENT REPORT

12 DATE OF NEXT MEETING: 7.00pm, Thursday 1st February 2018

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.