



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 6TH DECEMBER 2018 AT 7:00PM

Felicity White B.A.PSLCC
Town Clerk

29th November 2018

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

Committee Members:
Cllrs: R Ayres, R Greenwell, N Kennedy, C McKinnell,
J North, D Swain (Chairman), G Wilson, C Wride (The
Mayor, Vice-Chairman)

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 PREVIOUS MEETING

To approve and sign the minutes of the meeting held on 15th November 2018 (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 2018/2626/REM

Application for approval of reserved matters following outline approval 2014/1522/OTS for the construction of up to 220 dwellings (C3), open space and drainage infrastructure, formation of new means of vehicular access on A371 and associated highway works, and associated infrastructure. Matters of appearance, landscaping, layout and scale to be determined.
Land North Of The A371 And West Of Wells Wells Somerset

5.2 2018/2690/LBC

Internal alterations to change a first floor cupboard to create a shower room.
14 Vicars Close Wells BA5 2UJ

5.3 2018/2135/FUL

Proposed installation of 14PV Panels onto the roof behind the existing 200mm parapet.
65 Milton Lane Wells BA5 2QT

- 5.4 2018/2777/FUL
Partial change of use of the ground floor from (A1) shop to (C3) Residential.
The Old Chapel Bakery Union Street Wells BA5 2PU
- TREES:**
- 5.5 2018/2702/TCA
Works to Trees within a Conservation Area:
T1 - Leylandii Conifer – Topping reduction by 6-7 metres
T2 - Silver Birch - Reduction by 30% and reshaping
6 Portway Avenue Wells BA5 2QF
- 5.6 2018/2678/TCA
Works to trees within a Conservation Area: T1 - Hawthorn - Fell and Grind stump
T2 - Box Elder - Remove deadwood, reduce crown by 1.8m
T5 - Holly - Fell and treat stump
S1 - Shrubs - Remove
T6 - Hawthorn - Remove
T7 - Yew - Fell (**Amended specification 26/11/2018**)
T8 - Lime - Remove deadwood and epicormic growth, reduce extended laterals over neighbours to pruning points
T9 - Lime - Remove deadwood, reduce extended laterals over neighbours to pruning points, raise low canopy to 3.6m
East Vicarage St Thomas Street Wells Somerset BA5 2UZ
- 6 TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL**
- 6.1 2018/2003/FUL
Erection of attached single storey dwelling on land next to 32 Jocelyn Drive.
32 Jocelyn Drive Wells BA5 2ER
DECISION: Approval with Conditions
- 6.2 2018/2305/LBC and 2018/2304/FUL
Conversion from 2No. flats to 1No. dwelling and associated work.
2 Bishops Mill Apartments West Street Wells BA5 2HH
DECISION: Approval with Conditions
- 6.3 2018/1959/LBC
Cosmetic shopfitting works to existing retail premises to include the redecoration of the shopfront and installation of Mountain Warehouse wall merchandising systems and free standing unitary. Existing lighting, flooring and Fire and Intruder systems to remain.
35 High Street Wells BA5 2AE
DECISION: Approval with Conditions
- 6.4 2018/2076/LBC
Proposed replacement of fenestration and front entrance door with associated internal works.
35 High Street Wells BA5 2AE
DECISION: Approval with Conditions
- 6.5 2018/1676/FUL
Conversion of existing loft into one bedroom flat with introduction of two rear dormer windows and two rear rooflights to the rear and one window on the gable end
68 High Street Wells BA5 2AL
DECISION: Approval with Conditions

TREES:

- 6.6** 2018/2382/TPO
Proposed works to TPO area trees: T1 - Lawsons Cypress x8 - Fell
8 Singleton Court Wells Somerset BA5 2NE
DECISION: Approval with Conditions
- 6.7** 2018/2257/TCA
Works to trees within a Conservation Area - (T1 and T2) Birch - Reduce height by 50%.
31 Southover Wells BA5 1UH
DECISION: TPO Not Required (No Objection)
- 6.8** **APPEAL DECISION:**
Appeal Ref: APP/Q3305/W/18/3206555
Footpath adjacent to Whiting Way, Wells, Somerset BA5 2QF
DECISION: Approval
The appeal is allowed and approval is granted under the provisions of Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) for 15m electronic communications mast and associated equipment at Footpath adjacent to Whiting Way, Wells, Somerset BA5 2QF in accordance with the terms of the application, Ref 2017/3382/TEL, dated 6 December 2017, and the plans submitted with it.
- 6.9** **WITHDRAWN:**
2018/2647/TEL
Erection of a 15m column with ground based cabinets and ancillary development.
Wells Service Station 6 Bath Road Wells Somerset BA5 3HS
DECISION: Withdrawn
- 6.10** 2018/2444/FUL
Alterations to fenestration on North Elevation, remove existing window to replace loft door and creation of new doorway using existing window opening at ground floor level.
38 Market Street Wells Somerset BA5 2DS
DECISION: Withdrawn
- 7** **DELEGATED RESPONSIBILITIES**
To delegate authority to the Town Clerk in consultation with the Chairman and Vice-Chairman, to decide any urgent matters arising before the next meeting.
- 8** **ANY OTHER MATTERS OF URGENT REPORT**
- 9** **DATE OF NEXT MEETING: 7pm, Thursday 20th December 2018 (urgent matters only)**

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.