

WELLS CITY COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL
CHAMBER, WELLS TOWN HALL,
ON THURSDAY 2ND JULY 2015 AT 7.00PM**

PRESENT: Cllrs: D Baker(Vice-Chairman); M Brandon; C Briton; C Cox;
A Gibson (Deputy Mayor); N Kennedy(Chairman); G Wilson (Mayor);
C Wride

IN ATTENDANCE: Town Clerk: F White
3 members of the public

15/106P APOLOGIES FOR ABSENCE
None received

15/107P DECLARATIONS OF INTERESTS
Cllr Wilson (the Mayor) declared a personal and non-prejudicial interest in application 2015/0748, as owner of nearby property.

15/108P MINUTES OF THE MEETING HELD ON 18TH JUNE 2015
Minutes of the previous meeting were proposed, seconded, approved and signed.

15/109P MEETING OPEN TO THE PUBLIC
A member of the public spoke about application 2015/0748

15/110P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1 2015/1216/HSE
Single storey rear extension.
24 Mount Pleasant Avenue Wells Somerset BA5 2JQ
RECOMMEND APPROVAL

2 2015/1177/HSE
Proposed single storey rear and two storey extensions with new dormers at front and rear of main roof.
7 Ash Grove Wells Somerset BA5 2LX
RECOMMEND APPROVAL

3 2015/1158/HSE
Proposed conversion of garage to carer's accommodation, and the extension of the garage roof to include roof dormers.
9 Bishopslea Close Wells Somerset BA5 1TG
RECOMMEND APPROVAL
Comment: There should be a condition that the accommodation should remain as an extension and should not be permitted to become a separate dwelling.

- 4 2015/1290/HSE
Removal of lean to outhouse and construction of a new single storey extension
84 Southover Wells Somerset BA5 1UH
RECOMMEND APPROVAL
- 5 2015/1048/TPO
Proposed works to trees subject to TPO M1146
Street Record Singleton Court Wells Somerset
RECOMMEND APPROVAL subject to the opinion of the Tree Officer
- 6 2015/0748/LBC
Demolition of an existing single storey rear extension and drama block. New
construction of a single storey pupil bedrooms and two storey tutor
accommodation with associated landscape works, including formation of
temporary access.
Richie House 9 New Street Wells Somerset BA5 2LD
The committee noted concerns raised by the public regarding reconstruction of
a wall.
RECOMMEND REFUSAL
REASONS:
- i. **Design not in keeping with the conservation area**
 - ii. **Height intrusive to the neighbouring properties**
 - iii. **Inadequate construction site access from The Liberty will cause unacceptable traffic problems**
 - iv. **Concerns about appropriate reconstruction of the boundary wall**
- 7 2015/1349/LBC & 2015/1347/HSE
Alterations to the internal layout, new conservation style rooflight and new foul
water drainage run on north-west elevation to connect to existing svp at Flat 7
St Cuthbert's lodge.
Flat 7 St Cuthbert's Lodge 40 Chamberlain Street Wells BA5 2PJ
RECOMMEND APPROVAL
- 8 2015/1078/FUL
Change of use from first floor flat to hairdressing/grooming salon Class C3 (a) to
A1
2 A Library Mews Union Street Wells BA5 2PU
RECOMMEND APPROVAL
(Majority voted in favour, Cllrs Briton and Kennedy objected)
- 9 2015/1312/FUL
Two storey extension to create a new separate three bedroom dwelling
18 North Road Wells BA5 2TL
RECOMMEND APPROVAL
- 10 2015/1402/FUL
Demolition of existing bungalow and construction of new 2 storey dwellinghouse
on same footprint.
18 Ash Grove Wells BA5 2LX
RECOMMEND APPROVAL

15/111P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL
NOTED

15/112P 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:
RESOLVED

15/113P ANY OTHER MATTERS OF URGENT REPORT

- i. The committee agreed to make more use of the display board for viewing planning proposals
- ii. Rubbish is accumulating in the corner between the shops and St Cuthbert's churchyard
- iii. Residents have been seen putting bags of rubbish in the litter bin at St Cuthbert's church; the bin is overflowing
- iv. Cllr Cox reported from the Urban Forum on the Landscape Group street cleaning contract

15/114P DATE OF NEXT MEETING: Thursday 16th July 2015 at 7.00pm