

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 17th SEPTEMBER 2015 AT 7.00PM

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

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

15/151P APOLOGIES FOR ABSENCE
Cllr. M Brandon

15/152P DECLARATIONS OF INTERESTS
Cllr Briton declared a personal and non-prejudicial interest in application 2015/1876, as Chairman of the Little Theatre.

15/153P MINUTES OF THE MEETING HELD ON 3RD SEPTEMBER 2015
Minutes of the previous meeting were proposed, seconded, approved and signed.

15/154P MEETING OPEN TO THE PUBLIC
It was agreed that members of the public would speak as items arose.

15/155P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1 2015/1931/FUL

Erection of a detached dwelling.

1 Beryl Lane Wells Somerset BA5 2XQ

2 members of the public spoke objecting to this application

RECOMMEND REFUSAL

Reasons:

- i. Unacceptable impact on neighbour's enjoyment of amenities. Very close proximity to the dwelling at 2 Kippax Avenue. Loss of light and over-bearing, due to height of the proposed development together with the difference in ground level between the two sites and the close proximity to the site boundary.**
- ii. Over-development of the site, crowding, unacceptable impact on the street scene**
- iii. Increase of traffic in a very narrow road (Beryl Lane)**

2 2015/1953/FUL

Erection of attached dwelling, including the demolition of an attached side extension.

12 Keward Close Wells Somerset BA5 1TT

RECOMMEND APPROVAL

3 2015/1914/HSE

Proposal is in two parts: (a) Firstly, to add a dormer window to an existing first floor bedroom that has a sloping wall. (b) Secondly, to widen the drive and front

apron in the garden in the front of the house.
Enderley House 44 Milton Lane Wells Somerset BA5 2QS

RECOMMEND APPROVAL

TREES:

4 2015/1876/TPO

Proposed pruning of a London Plane tree subject to Tree Preservation Order M330 – prune lateral branches towards side of 4 Portway to give 6 metres clearance, crown lift to give 8 metres clearance from ground level, crown reduced from current size (20m ht by 12m wide – approx) to 14m ht by 8.5m wide (approx).

The Little Theatre Chamberlain Street Wells Somerset BA5 2PJ

RECOMMEND APPROVAL

5 2015/1997/TPO

Proposed works to trees subject to Tree Preservation Order M1086 – please see tree survey and schedule for details.

Wells Cathedral School 15 Liberty Wells Somerset BA5 2ST

RECOMMEND APPROVAL

15/156P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: NOTED

15/157P TO RECEIVE NOTIFICATION OF APPEAL:

App/Q3305/W/15/3129260

Outline application (all matters reserved except access) 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.

Land North Of The A371 and West Of Wells Wells Somerset

NOTED

Agreed not to send further representations but members may attend the appeal hearing

15/158P 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

15/159P ANY OTHER MATTERS OF URGENT REPORT

- i. Query regarding street nameplate referred to Mendip District Council as statutory provider
- ii. Mendip Local Plan Part II consultation: item for next agenda

15/160P DATE OF NEXT MEETING: Thursday 1st October 2015 at 7.00pm