

**WELLS CITY COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 19<sup>TH</sup> NOVEMBER 2015 AT 7.00PM**

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

**IN ATTENDANCE:** Town Clerk: F White  
9 members of the public

**15/195P APOLOGIES FOR ABSENCE** Cllr: C Briton; C Cox

**15/196P DECLARATIONS OF INTERESTS** None declared

**15/197P MINUTES OF THE MEETING HELD ON 5<sup>TH</sup> NOVEMBER 2015**  
Minutes of the previous meeting were proposed, seconded, approved and signed.

**15/198P MEETING OPEN TO THE PUBLIC** It was agreed that members of the public would speak as items arose.  
It was agreed to defer consideration of the response to the Local Plan consultation until later in the meeting.

**15/199P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

**1** 2015/2407/FUL

Redevelopment to form 30 sheltered apartments for the elderly including communal facilities, access, car parking, and landscaping. Diversion of existing culvert and creation of new open channel.

Tesco Supermarket Tucker Street Wells Somerset BA5 2DZ

**RECOMMEND APPROVAL**

**2** 2015/2376/FUL and 2015/2440/DUB

(The applicant presented the proposal, supported by the agent. Two neighbours stated their objections.)

Replacement Dwelling – It is proposed to demolish an outdated and poorly designed 1980's bungalow in Wells and replace it with a sustainable retirement home built traditionally from Doultling stone and oak.

Blislands House Monterey Lodge St Thomas Street Wells Somerset

**RECOMMEND APPROVAL subject to the views of the Conservation Officer**

**3** 2015/2452/HSE

Two storey extension from the rear elevation.

21 Everett Close Wells Somerset BA5 2JG

**RECOMMEND APPROVAL**

**4** 2015/2544/LBC

Alterations to the house.

13 Priest Row Wells Somerset BA5 2PY

**RECOMMEND APPROVAL**

- 5** 2015/2624/FUL  
(The applicant presented the proposal.)  
Internal alterations and change of use from residential (C3) to mixed use residential/cooking school – restaurant (A3)  
7B St Thomas Street Wells Somerset BA5 2UU  
**RECOMMEND APPROVAL**
- 6** 2015/2578/FUL  
Two storey extension to provide new entrance porch with disabled WC and additional guest bedroom over on east elevation and enlarged terrace on west elevation.  
Stoberry House Bristol Hill Wells Somerset BA5 3LD  
**RECOMMEND APPROVAL**
- 7** 2015/2471/HSE  
Extension of existing master bedroom to link through to existing garage.  
108 Bath Road Wells Somerset BA5 3LN  
**RECOMMEND APPROVAL**
- 8** 2015/2462/FUL  
(A member of the public presented objections to this application.)  
Single storey front extension.  
Former Vintage Tea Rooms 38 Market Street Wells Somerset BA5 2DS  
**RECOMMEND REFUSAL**  
**REASONS:**
- a. **Impact in Conservation area:**
    - i. **Inappropriate development not in keeping with the street scene**
    - ii. **Inappropriate design in the Conservation Area**
  - b. **There are serious concerns about traffic, pedestrians and safety:**
    - iii. **The proposal would create a serious safety hazard by erecting a glass structure in the path of traffic travelling from Queen Street. Road users would be put at risk as well as users of the structure.**
    - iv. **The proposal would leave insufficient space in the roadway for delivery vehicles. With a large vehicle stopped outside it would not be possible to access the front of the premises.**
    - v. **The proposal leaves insufficient space in the roadway for pedestrians; this is a very crowded street; the proposal extends the traffic ‘pinch point’ into the busier area towards Queen Street.**
    - vi. **The adjacent drive and yard are in shared private ownership by neighbouring businesses; and are in frequent daily use. The proposal would obstruct the visibility splay to users of this access.**
    - vii. **The proposal would alter the vehicle exit from the private drive and yard; due to reduced visibility the vehicle turning angle would change, having to pull out further before turning; thus**

- increasing the hazard to other road users.
- viii. The proposal fails to allocate space for the occupier to put out business waste and recycling for collection

**COMMENT**

The Committee notes the site for the proposed development was paved by SCC Highways; there would appear to be a query over the validity of its availability/viability for use other than as an open pedestrian area.

**15/100P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: NOTED**

**15/101P MENDIP DISTRICT COUNCIL LOCAL PLAN**

To consider draft response to the Mendip Local Plan Part II consultation. The Town Clerk presented an outline draft response collated from all the submissions received. Further directions were given for the final response to be written up.

**15/102P 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

**15/103P ANY OTHER MATTERS OF URGENT REPORT**

2015/0748/LBC and 2015/0747/FUL

Richie House 9 New Street Wells Somerset BA5 2LD

Approved by MDC Planning Board meeting on 16<sup>th</sup> November: NOTED.

**15/104P DATE OF NEXT MEETING: Thursday 3<sup>rd</sup> December 2015 at 7.00pm**