

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 3RD DECEMBER 2015 AT 7.00PM

PRESENT: Cllrs: D Baker(Vice-Chairman); M Brandon; N Kennedy (Chairman); G Wilson (Mayor)

IN ATTENDANCE: Town Clerk: F White
Cllr MacKenzie
A l'Anson, Wells Neighbourhood Plan Steering Group
9 members of the public
2 Representatives of Turley Associates

15/105P APOLOGIES FOR ABSENCE

Cllr: C Briton; C Cox(approved); A Gibson (Deputy Mayor); C Wride

15/106P DECLARATIONS OF INTERESTS

None declared.
See 15/109P 3: application 2015/2579.

15/107P MINUTES OF THE MEETING HELD ON 19TH NOVEMBER 2015

Minutes of the previous meeting were proposed, seconded, approved and signed.

15/108P MEETING OPEN TO THE PUBLIC

It was agreed that members of the public would speak as items arose.

15/109P PRESENTATION

Turley Associates Ltd for Whitbread PLC: proposed Premier Inn hotel, on land at Cathedral Park Business Park, East Somerset Way.
The representatives presented the application and answered questions. The item will be on the agenda for consideration at the next meeting on 17th December.

15/110P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2015/2709/HSE
Application for retrospective permission for single storey side extension (porch) and two side facing upper floor windows.
50A Portway Wells Somerset BA5 2BW
RECOMMEND APPROVAL

- 2** 2015/2645/HSE and 2015/2646/LBC
Replacement of flat roof with pitched roof to modern rear extension.
13 Priest Row Wells Somerset BA5 2PY
RECOMMEND APPROVAL

3 2015/2579/LBC
Cllr Wilson declared a personal, non-prejudicial interest as a trustee of Wells Almshouses.
Repair and Maintenance along with creation of additional storage and space to park mobility scooters.
The Old Mortuary Adj. Bubwith House Off Priest Row Wells
RECOMMEND APPROVAL

4 2015/1942/FUL and 2015/1943/LBC
Rooftop telecommunications installation upgrade and associated works.
40 High Street Wells Somerset BA5 2SN
RECOMMEND APPROVAL

5 2015/2760/HSE
2 storey extension to the side and single storey extension to the rear of the existing residence at 14 Mary Road, Wells Somerset.
14 Mary Road Wells Somerset BA5 2NF
RECOMMEND APPROVAL

6 2015/2766/HSE
Replace single pitch bathroom roof with "A" frames (ie double pitch) roof using same materials.
46A St Thomas Street Wells Somerset BA5 2UZ
RECOMMEND APPROVAL

7 2015/2776/FUL
Alterations and extension to the Shop and first floor flat including change of use to a single house.
41 Bath Road Wells Somerset BA5 3HR
RECOMMEND APPROVAL

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

15/112P APPEAL DECISION:

Appeal Ref: APP/Q3305/W/15/3064737

Dolphins Lovers Walk Wells Somerset BA5 2QL

DECISION: The appeal is allowed and planning permission is granted for a new dwelling at Dolphins, Lovers Walk, Wells BA5 2QL in accordance with the application Ref 2015/0741/VRC, made on 28 March 2015 without complying with condition No4 set out in planning permission No 2014/2087/FUL granted on 6 March 2015 by MDC, but otherwise subject to conditions. (Further details on The Planning Inspectorate Report.)

NOTED

15/113P APPEAL: LAND NORTH OF THE A371 AND WEST OF WELLS, WELLS, SOMERSET (LPA REF: 2014/1522/OTS, PINS APPEAL REF: 3129620)

The appeal will be determined via an inquiry on 8th March 2016 at the Council Chamber, Mendip District Council

NOTED

15/114P MENDIP DISTRICT COUNCIL LOCAL PLAN

To respond to the Mendip Local Plan Part II consultation:

The Draft response was reviewed and further amendments agreed.

The Town Clerk was thanked for all her work in coordinating the response. The final version will be circulated to members before submission to Mendip District Council.

15/115P NEIGHBOURHOOD PLAN

Cllr Wilson has resigned from the steering group; he wished to make clear that he feels the Neighbourhood Plan is a worthwhile project.

Mr l'Anson reported from the Neighbourhood Plan Steering Group:

The Mayor was thanked for the support he had given.

The next meeting will be held on 11th January 2016

A project Plan has been produced.

Meeting will be held with MDC Planning Policy Officer on 10th December.

Mr l'Anson felt a Housing Needs Survey would be of value for the Council even if it is not commissioned for the Neighbourhood Plan.

A student from Liverpool University researching for a dissertation on Neighbourhood Planning will be visiting Wells on 21st-23rd December.

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.

ANY OTHER MATTERS OF URGENT REPORT

No further matters.

15/116P DATE OF NEXT MEETING: 6.00pm Thursday 17th December 2015 urgent matters only