

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 17th DECEMBER 2015 AT 6.00PM

**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  
Councillor J Osman  
Mr l'Anson, Wells Neighbourhood Plan Steering Group; Wells Civic Society.  
17 members of the public; 1 member of the press

**15/117P APOLOGIES FOR ABSENCE** Cllr: C Briton; C Cox(approved)

**15/118P DECLARATIONS OF INTERESTS** None declared.

**15/119P MINUTES OF THE MEETING HELD ON 3<sup>RD</sup> DECEMBER 2015**  
Minutes of the previous meeting were proposed, seconded, approved and signed.

**15/120P MEETING OPEN TO THE PUBLIC**  
The Chairman welcomed everyone and explained the procedure for the meeting.  
Ref: 15/121P 1. application 2015/2800 Premier Inn Hotel:  
i. Two local business owners spoke in objection to this application.  
ii. Mr l'Anson spoke on behalf of Wells Civic Society, giving support to the application.  
iii. Cllr Osman presented some objections to the application.

**15/121P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

**1** 2015/2800/FUL  
Erection of a 69 bed Premier Inn Hotel (Use Class C1) and integral ancillary café / breakfast area, with associated access, parking and landscaping.  
Land at 354775 145061 East Somerset Way Wells Somerset  
The Committee had viewed the plans for the proposal and listened to the issues raised. After careful consideration of planning matters a vote was taken:  
4 in favour, 1 against, 1 abstain. Resolved:  
**RECOMMEND APPROVAL**  
The public were thanked for their time and for their contribution; they were advised to take their concerns forward to Mendip District Council.

**2** 2015/2742/HSE  
Garden room extension.  
Wealdstone 7A Woodacre Wells Somerset BA5 2TE  
**RECOMMEND APPROVAL**

**3** 2015/2747/HSE  
Single storey extension from the rear elevation.  
The Beeches 1 Seymour Close Wells BA5 2JD  
**RECOMMEND APPROVAL**

**4** 2015/2844/FUL  
Erection of attached dwelling, including 2 no off road parking bays.  
8 Sealey Crescent Wells Somerset BA5 3JF  
**RECOMMEND APPROVAL**

#### **TREES**

**5** 2015/2824/TCA  
Proposed felling of a magnolia – intention to replacement plant.  
Lantern House 3 Penn Place Carlton Mews Wells Somerset  
**RECOMMEND APPROVAL**

#### **Comment:**

**The committee is pleased to see the tree will be replaced and trust this will be of the same species.**

**6** 2015/2825/TPO  
Proposed felling of T1.Sycamore.  
2 Mountery Close Wells Somerset BA5 2QW  
**RECOMMEND APPROVAL**

**15/122P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: NOTED**

#### **15/123P APPEALS**

**1 APPEAL: APP/Q3305/W/15/3137740 NOTED**  
Redevelopment to form 32 sheltered apartments for the elderly including communal facilities, access, car parking, and landscaping. Diversion of existing culvert and creation of new open channel.  
Appeal Location: Tesco Supermarket, Tucker Street, Wells, Somerset BA5 2DZ

**2 APPEAL: LAND NORTH OF THE A371 AND WEST OF WELLS, WELLS, SOMERSET (LPA REF: 2014/1522/OTS, PINS APPEAL REF: 3129620)**  
The appeal to be determined via an inquiry on 8<sup>th</sup> March 2016.  
Information was received indicating the applicant has submitted amended site plans to the Planning Inspectorate. No further comments to add.

**15/124P 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.

**15/125P ANY OTHER MATTERS OF URGENT REPORT** No further matters.

**15/126P DATE OF NEXT MEETING: 7.00pm, Thursday 7<sup>th</sup> January 2016**