

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 7TH APRIL 2016 AT 7.00PM

PRESENT: Cllrs: M Brandon; C Briton; C Cox;
N Kennedy (Chairman); D Swain (Vice-Chairman);

IN ATTENDANCE: Town Clerk: F White
Cllrs: R MacKenzie, D Unwin
2 members of the public

16/66P APOLOGIES FOR ABSENCE
Cllrs: G Wilson (The Mayor); A Gibson (Deputy Mayor); C Wride

16/67P DECLARATIONS OF INTERESTS
None declared

16/68P MINUTES OF THE MEETING HELD ON 17th March 2016
Minutes of the previous meeting were proposed, seconded, approved and signed.

16/69P MEETING OPEN TO THE PUBLIC
It was agreed that those present would speak as items arose.

16/70P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1 2016/0167/FUL
The installation of a 5,000 litre, self-bunded fuel tank with dispensing pump, electronic gauging and fuel management system. This to be situated on a reinforced concrete ground bearing slab and protected from vehicular impact by strategically placed Armco barrier.
Wells Fire Station Burcott Road Wells Somerset BA5 2EF
DECISION: RECOMMEND APPROVAL
- 2 2016/0520/HSE
Construction of a new garage and the installation of a new window.
Greystones Tor Wood View Wells Somerset BA5 2XR
DECISION: RECOMMEND APPROVAL
- 3 2016/0498/FUL
Erection of Coach House (Revised Scheme).
26 Ash Close Wells Somerset BA5 2QR
DECISION: RECOMMEND APPROVAL
- 4 2016/0588/LBC
Alterations to re site kitchen including removal of partition walls to coal store and boiler room. Forming enlarged opening between new kitchen and existing lounge. Replacement of cellar lights replace existing boiler with new boiler and balance flue to be located in second floor landing cupboard on rear elevation.
7 Chamberlain Street Wells BA5 2PE
DECISION: RECOMMEND APPROVAL

5 2016/0537/HSE

Demolish existing garage and construct new side and rear extension.
43 Kings Road Wells Somerset BA5 3LU

Written comments were received, and a member of the public spoke.

DECISION: RECOMMEND REFUSAL

Reasons:

- i. **Unacceptable impact on neighbour's amenity (No. 45)**
- ii. **Over-development of the site**
- iii. **Creation of additional traffic movements in an already congested cul-de-sac**

Comments:

- i. **There are concerns that the canopy forward of the building line would obstruct the access for vehicles to both this and the neighbouring property**
- ii. **There would appear to be some practical issues relating to access for construction of this proposal on the boundary of the neighbouring property**

6 2016/0600/HSE & 2016/0601/LBC

The proposed works comprise re-roofing the rear slopes of the house, mostly in like-for-like materials but including the replacement of profiled asbestos cement sheet with slate to two pent roofs, removal of cement renders to various interior wall faces and re-plastering with lime mortars, replace the rotten boundary gate to the street with new to match existing precisely, replace defective rooflight to room G04 with proprietary rooflight, open up a small area of plaster casing to the beam end and lintel over the window in room G05 for inspection of the structural joint, remove the C20 plywood faced aring cupboard in room F05, replace the flush door at bottom of attic staircase to S01 in traditional pattern.

8 Vicars Close Wells Somerset BA5 2UH

DECISION: RECOMMEND APPROVAL

7 2016/0494/FUL & 2016/0562/DUB

Conversion of Public House into 3 dwellings, demolition of existing annexe to rear of Public House and construction of 3 new dwellings

The Mermaid Inn 1 Tucker Street Wells Somerset BA5 2DZ

DECISION: RECOMMEND APPROVAL

Reasons:

Appropriate and necessary development of this redundant site.

Comments:

- i. **The Committee notes a name "Priory Court" appears to have been allocated. This would be confusing given the distance from Priory Road.
The Committee asks that the historic name by which the pub has been known since Edwardian times be retained. For example "Mermaid Close" or "Mermaid Court".**
- ii. **The Committee requests a condition be attached to the permission requiring a S106 contribution towards a local community amenity. A contribution to the Little Theatre (opposite the development) would be appropriate, to assist the current project improving the orchestra pit. Or another local amenity such as the Connect Centre. The City Council is open to discussion in finding a suitable recipient project.**
- iii. **A traffic management plan will be necessary due to the hazardous exit from the site onto Tucker Street / Portway junction.**

8 2016/0659/LBC & 2016/0658/FUL
Change of use of first floor restaurant to holiday accommodation. Erection of stud partitions and separating wall. Installation of kitchen and bathroom
3 Market Place Wells Somerset BA5 2RF
DECISION: RECOMMEND APPROVAL

9 2016/0635/FUL
Installation of interpretive educational equipment – education resource.
The Bishops Palace Market Place Wells Somerset BA5 2PD
DECISION: RECOMMEND APPROVAL

TREES:

10 2016/0644/TCA
Proposed works to a Ginglro Biloba tree in a Conservation Area.
The Bishops Palace Market Place Wells Somerset BA5 2PD
DECISION: RECOMMEND APPROVAL

11 2016/0626/TPO
Proposed works to trees under TPO ref M 1079 as stated below.
G7 – Thuja group – Sever Ivy at base and raise the lower canopies to 2.4m to clear the adjacent footpath.
11 – Weeping Ash – canopy raise over adjacent footpath to provide clearance.
12 – Ash – Canopy raise to 3m to allow access to the grounds maintenances operatives.
Wells Recreation Ground Sliver Street Wells Somerset BA5 1UN
DECISION: RECOMMEND APPROVAL

16/71P **TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**

16/72P **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

16/73P **ANY OTHER MATTERS OF URGENT REPORT**
i. Cllr Brandon: Heaped bags of refuse outside 'Subway'. To be reported to MDC.

16/74P **DATE OF NEXT MEETING: 7.00pm, Thursday 21st April 2016**