

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 21ST APRIL 2016 AT 7.00PM

PRESENT: Cllrs: C Briton; C Cox; A Gibson (Deputy Mayor);
N Kennedy (Chairman); D Swain (Vice-Chairman); C Wride

IN ATTENDANCE: Town Clerk: F White
Cllrs: J North, R MacKenzie
8 members of the public

16/75P APOLOGIES FOR ABSENCE
Cllrs: M Brandon; G Wilson (The Mayor)

16/76P DECLARATIONS OF INTERESTS
None declared. See 16/79P3.

16/77P MINUTES OF THE MEETING HELD ON 17th March 2016
Minutes of the previous meeting were proposed, seconded, approved and signed.

16/78P MEETING OPEN TO THE PUBLIC
Re: 2016/0803/FUL
New dwelling (resubmission).
Land North of 9 Kennion Road Wells Somerset BA5 2NP
The agent presented the application.
Two members of the public spoke in objection to the application.

16/79P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1 2016/0534/HSE
Removal of existing wrap around extension and the construction of a single storey wrap around extension [retrospective]
8 Bedford Road Wells Somerset BA5 3NH
DECISION: RECOMMEND APPROVAL
- 2 2016/0709ADV
 1. Fascia sign in black timber to fit existing frame with white lettering reading 'Alexandra King'. Professionally designed and produced by a traditional signwriter.
 2. Mounted wall sign to the right of doorway in black timber/metal with white lettering listing the services of the shop. This would be in proportion and designed by the signwriter to be in keeping with the look and age of the building.
 3. Alternatively a black A frame board can be used to list these services on the pavement if a wall mounted sign is deemed inappropriate.8 Sadler Street Wells Somerset BA5 2SE.
DECISION: RECOMMEND APPROVAL
EXCEPT: WOULD NOT APPROVE USE OF AN 'A' FRAME ON THIS PAVEMENT, IT IS TOO NARROW

- 2.1** 2016/0636/LBC
To place a new shop sign into frame above shop window
8 Sadler Street Wells Somerset BA5 2SE
DECISION: RECOMMEND APPROVAL
- 2.2** 2016/0634/LBC
To add two 138cm black steel window boxes to the outer of Sadler Street.
The boxes will be placed below the 2nd and 3rd floor windows to display flowers.
Measurements: 138 x 22.5 x 22.5 cms. To be attached by a professional
builder.
8 Sadler Street Wells Somerset BA5 2SE
DECISION: RECOMMEND APPROVAL
- 3** 2016/0713/LBC
Damp proofing
Llewellyns Almshouses Priest Row Wells Somerset BA5 2PZ
Cllr Briton declared a personal interest as a trustee of the Almshouses.
DECISION: RECOMMEND APPROVAL
- 4** 2016/0739/HSE
Single Storey Rear Extension
82 St Thomas Street Wells Somerset BA5 2UZ
DECISION: RECOMMEND APPROVAL
- 5** 2016/0808/HSE
Extension to the front of the bungalow
3 Foster Close Wells BA5 3NB
DECISION: RECOMMEND APPROVAL
- 6** 2016/0803/FUL
New dwelling (resubmission).
Land North of 9 Kennion Road Wells Somerset BA5 2NP
DECISION: RECOMMEND REFUSAL
REASONS:
Unacceptable effect on neighbouring properties:
- **Loss of privacy to No.2 Somerville Rd**
- **Overbearing and cramped**
- 7** 2016/0816/LBC
Replacement windows on first floor front elevation and all windows and single
door on side elevation.
8 St Thomas Street Wells BA5 2UX
DECISION: RECOMMEND APPROVAL
- 16/80P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT
COUNCIL: Noted**
- 16/81/P MDC PLANNING BOARD (Wednesday 20th April) Noted.**
2016/0285/CLP The Bishops Barn Silver Street Wells Somerset BA5 1US
2015/2624/FUL 7B St Thomas Street Wells Somerset BA5 2UU

16/82P 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

16/83P ANY OTHER MATTERS OF URGENT REPORT

Housing Needs Survey: The Chairman and Town Clerk reported that the Finance and General Purposes committee has concluded either quote is acceptable on financial grounds. The Chairman, Town Clerk, and those members who are on both committees, had studied both quotes. It was agreed to proceed working with the Community Council in the best interests of partnership working with St Cuthbert Out Parish. Any queries regarding survey content or other matters, to be brought to the Planning Committee.

16/84P DATE OF NEXT MEETING: 7.00pm, Thursday 5th May 2016