

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 11TH AUGUST 2016 AT 7.00PM

PRESENT: Cllrs: C Briton; A Gibson (Mayor); J North (Deputy Mayor); D Swain; C Wride

IN ATTENDANCE: Town Clerk: F White
Cllr Robbins
2 members of the public

16/149P In the absence of the Chairman and Vice-Chairman it was agreed that the Mayor would Chair the meeting.

APOLOGIES FOR ABSENCE

Cllrs: M Brandon (Vice-Chairman); N Kennedy (Chairman); G Wilson

16/150P DECLARATIONS OF INTERESTS

Cllr North declared a personal and prejudicial interest as member of Mendip District Council in the Street Trading Policy consultation and left the room while this was discussed.

16/151P MINUTES OF THE MEETING HELD ON 21ST JULY 2016

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

16/152P MEETING OPEN TO THE PUBLIC

(Cllr North left the room, as it was agreed the Street Trading Policy would be discussed at this time.)

Cllr Robbins raised some minor points about the policy. In general the final draft appears to have been well received.

MDC Licensing Officer gave a short presentation and answered members' questions. The initial consultation was very effective. A briefing note had been issued, highlighting the changes made since the first draft policy. The Safety Advisory Group has been set up, to monitor and advise on large events in the community. The Fee structure reflects the cost of services.

(Cllr North returned.)

16/153P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1 2016/1628/LBC
Installation of plaque to the front
Crown Hotel Market Place Wells BA5 2RP
RECOMMEND APPROVAL
- 2 2016/1707/FUL
Window replacement works
21 – 26 Silver Street Wells Somerset BA5 1UN
- 2.1 **Amendment to above application:**
Replacement windows and doors (description and drawings amended 29/07/2016)
RECOMMEND APPROVAL

- 3 2016/1745/HSE **and** 2016/1746/LBC
 Extension of kitchen and new WC
 5 Priest Row Wells BA5 2PY
RECOMMEND APPROVAL
- 4 2016/1803/HSE
 Demolition of single storey side extension and the erection of a two storey side extension, plus the creation of a parking space
 51 Woodbury Avenue Wells BA5 2XW
RECOMMEND APPROVAL
- 5 2016/1764/HSE **and** 2016/1765/LBC
 Refurbishment of existing house and single storey side extension
 Furlong House Lorne Place St Thomas Street Wells BA5 2XF
RECOMMEND APPROVAL
- 6 2016/1820/LBC
 Stripping out of former restaurant fittings to first floor. Erection of stud partitions and separating wall to form sitting room, 2 bedrooms, bathroom and kitchen. Removal of Georgian wired glazed screening and door to top of existing staircase.
 3 Market Place Wells Somerset BA5 2RF
RECOMMEND APPROVAL
- 7 2016/1859/VRC
 Application to vary condition 2 (drawings) of application 2015/0747/FUL in order to re-position exit door and retention of existing ground levels to north-east corner of the site
 9 New Street Wells BA5 2LD
Unable to comment as it is not possible to identify the proposed change from the drawings supplied.
- 8 2016/1525/LBC
 Structural repair works to rear left hand side return wall of building
 1 St Thomas Street Wells BA5 2UU
RECOMMEND APPROVAL
- 9 2016/1822/HSE
 Single storey rear extension
 29 Portway Wells Somerset BA5 2BA
RECOMMEND APPROVAL
- 10 2016/1729/HSE
 Two storey side extension and single storey rear extension
 27 Mount Pleasant Avenue Wells BA5 2JG
RECOMMEND APPROVAL
- TREES:**
- 11 2016/1779/TPO
 Application for works to trees subject to a Tree Preservation Order (TPO); Larch (T1) fell to ground level and grind stump, replant with Silver Weeping Lime
 39 Drake Road Wells Somerset BA5 3LE
RECOMMEND APPROVAL

- 16/154/P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL:** Noted
2016/1462/S106 land off Glastonbury Road.
To vary obligations relating to the housing mix
And change elements of the S 106 agreement relating to 2013/2306/OTS
The Committee requested a copy of the S106 agreements and clarification of the process
- 16/155/P MDC STREET TRADING POLICY CONSULTATION**
Street Trading Policy and Schedule of Charges for Street Trading Consents
Public Consultation closing date: 25th August 2016
RECOMMEND APPROVAL; please note the comments from Cllr Robbins.
- 16/156/P 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
- 16/157P ANY OTHER MATTERS OF URGENT REPORT**
Pre-application consultation information received re: proposed Vodaphone mast at Budgens, Bath Road.
- 16/158P DATE OF NEXT MEETING: 7.00pm, Thursday 1st September 2016**