

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 15TH SEPTEMBER 2016 AT 7.00PM

PRESENT: Cllrs: M Brandon (Vice-Chairman); C Briton; N Kennedy (Chairman); J North (Deputy Mayor); D Swain; C Wride.

IN ATTENDANCE: Town Clerk: F White
Cllr R MacKenzie

16/170P APOLOGIES FOR ABSENCE
Cllrs: A Gibson (Mayor); G Wilson

16/171P DECLARATIONS OF INTERESTS
None declared

16/172P MINUTES OF THE MEETING HELD ON 1ST SEPTEMBER 2016
Minutes of the previous meeting were proposed, seconded, approved and signed.

16/173P MEETING OPEN TO THE PUBLIC None present

16/174P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2016/2121/HSE
Erection of a two storey side extension and the creation of two off road parking bays
41 Keward Avenue Wells BA5 1TS
RECOMMEND APPROVAL
- 2** 2016/2116/ADV
2 no. Non illuminated fascia signs
1 no. Non illuminated projecting roundel signs
1 no. Non illuminated branch nameplate
1 no. Non illuminated opening hours sign
1 Market Place Wells BA5 2RN
RECOMMEND APPROVAL
- 3** 2016/2175/HSE
Raised patio in rear garden
1 Dairy Close Wells BA5 2ND
RECOMMEND APPROVAL
- 4** 2016/2076/HSE
Two single storey extensions and two dormer windows to existing dwelling to provide additional bedroom, shower room and sitting area to ground floor and shower room to loft bedroom.
6 Fir Tor Avenue Wells Somerset BA5 2LY
RECOMMEND APPROVAL
- 5** 2016/1846/FUL
External LED lighting (uplighting) to New Premier Inn Hotel.
Land at 354775 145061 East Somerset Way Wells Somerset
RECOMMEND APPROVAL

- 6** 2016/2050/HSE
Construction of a single storey extension to side and rear of dwelling. Lowering of existing parking area to front.
100 Wookey Hole Road Wells Somerset BA5 2NQ
RECOMMEND APPROVAL

- 7 TREES:**
2016/0998/TPO
Works to trees subject to a tree preservation order (TPO) M1072: Western Red Cedar (T1) prune away to a distance of 2.5m and Western Red Cedar (T2) and Western Red Cedar (T3) crown lift foliage to a height of 2.5m
Furlong House Lorne Place St Thomas Street Wells Somerset BA5 2XF
RECOMMEND APPROVAL

16/175/P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted

16/176/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

16/177P ANY OTHER MATTERS OF URGENT REPORT

- i. Cllr North: Reported an Enforcement notice served at The Full Moon Inn, 42 Southover, Wells BA5 1UH (breach of planning control).
- ii. Cllr Swain reported from the Neighbourhood Plan Steering Group and asked the committee to consider how best to proceed.
- iii. The Town Clerk reported:
The application for grant funding for a housing needs survey, has been refused by The Big Lottery.
Ref.**16/166/P** letter was deferred, pending further instruction from the committee.
- iv. Ref.**16/162P** Response has been received from MDC Enforcement Officer; enforcement action is in progress.
- v. Neighbourhood Plan Steering Group / Housing Needs Survey:
There was a discussion of the situation regarding the change in circumstances resulting from the unexpected refusal of the Lottery grant application. The Neighbourhood Plan Steering Group has been up-dated by Cllr Swain. The Town Clerk was asked to write to the Steering Group sending them a copy of the grant notification, and asking them to let the Planning Committee know their intentions.

16/178P DATE OF NEXT MEETING: 7.00pm, Thursday 6th October 2016