

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

PRESENT: Cllrs: N Kennedy (Deputy-Chairman); J North (Deputy Mayor); D Swain; G Wilson; C Wride (Chairman).

IN ATTENDANCE: Town Clerk: F White

16/231P APOLOGIES FOR ABSENCE

Cllrs: M Brandon (Vice-Chairman); C Briton; A Gibson (Mayor)

16/232P DECLARATIONS OF INTERESTS

Cllr North declared a personal and non-prejudicial interest as member, in any matter relating to Mendip District Council.

16/233P MINUTES OF THE MEETING HELD ON 1ST DECEMBER 2016

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

16/234P MEETING OPEN TO THE PUBLIC None present

16/235P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1 2016/2819/LBC
Internal cosmetic refit and new fascia signage and projecting sign.
38 High Street Wells BA5 2SG
RECOMMEND APPROVAL Subject to the comments of the Conservation Officer regarding the signage and projecting sign; the Council is strongly in support of regulating signage in the Conservation Area.
- 1.1 2016/2818/ADV
New Fascia Signage and Projecting sign.
38 High Street Wells BA5 2SG
RECOMMEND APPROVAL Subject to the comments of the Conservation Officer regarding the signage and projecting sign; the Council is strongly in support of regulating signage in the Conservation Area.
- 2 2016/2838/FUL
The erection of a dwelling attached to the side of 41 Keward Avenue, the demolition of a detached garage and the creation of a parking bay to serve the proposed dwelling, and the creation of two new off road parking bays to the front of 41 Keward Avenue.
41 Keward Avenue Wells BA5 1TS
RECOMMEND APPROVAL
Comment:
There are safety concerns regarding the access to the new parking bays on the corner of Keward Avenue.
- 3 2016/2842/FUL
Proposed demolition of outbuilding and erection of single storey garden room and porch extension.
Conversion of first floor storage area into holiday let accommodation.
The Old Coach House 14 South Street Wells BA5 1SJ
RECOMMEND APPROVAL with a condition that the proposed holiday let must remain as such and not be permitted to become residential.

16/236P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL:

Noted.

16/237P MENDIP DISTRICT COUNCIL CONSULTATION

Draft Supplementary Planning Document: Marketing & Business Evidence to Support Planning Applications:

Approved subject to amendment at 4.3:

Recommend a reduction in the time period for marketing; 10-12 months may be excessive, leading to deterioration of property and unnecessary losses.

16/238P DELEGATED RESPONSIBILITIES

To delegate authority to the Town Clerk in consultation with the Chairman and Deputy Chairman, to decide any urgent matters arising before the next meeting:

RESOLVED

16/239P ANY OTHER MATTERS OF URGENT REPORT

No further matters.

16/240P DATE OF NEXT MEETING: 7.00pm, Thursday 5th January 2017