

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 2ND FEBRUARY 2017 AT 7.00PM

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

IN ATTENDANCE: Town Clerk: F White
RFO: S Luck
Cllrs: Robbins; Price. 1 member of the public

17/24P APOLOGIES FOR ABSENCE None

17/25P DECLARATIONS OF INTERESTS

Cllrs Brandon, Briton and Gibson each declared a personal and non-prejudicial interest in application 2016/0033 as associates of the Little Theatre.
Cllr North declared a personal and non-prejudicial interest as member, in any matter relating to Mendip District Council.

17/26P MINUTES OF THE MEETING HELD ON 19TH JANUARY 2017

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

17/27P MEETING OPEN TO THE PUBLIC

A member of the public spoke in objection to application 2017/0022/FUL.

17/28P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2017/0022/FUL
An application for 203 Residential dwellings and associated public open space, landscaping and infrastructure.
Land at 353491 146562 Wookey Hole Road Wells
After lengthy deliberations the following was agreed by majority vote:
RECOMMEND APPROVAL SUBJECT TO CONDITIONS:

 - i. There must be a minimum of 25% affordable housing.**
 - ii. The 'plan of travel', or timescale of the build, must show clearly that there will be provision of infrastructure *prior to* the release of dwellings; particularly in relation to the school and to medical services. The Council requires reassurance that adequate infrastructure will be put in place.**
 - iii. There must be clear and adequate flood planning; part of the area is known to be subject to flooding.**
 - iv. The transport plan must be adjusted to take account of the recent withdrawal of the 67 bus service.**

Plans must be adhered to and these conditions must be robustly enforced, in the interests of the existing, and future, community.
- 2** 2016/3013/HSE
Single and two storey side extensions and external works to improve access.
The Copper Beech Becket Place Wells BA5 1UU
RECOMMEND APPROVAL
- 3** 2017/0046/HSE
Demolition of rear single storey lean to buildings and erection of new ground and first floor rear extension.
24 Bath Road Wells BA5 3LG
RECOMMEND APPROVAL

- 4 2017/0090/LBC
Remove dormitory on ground floor to create office. Remove assistant house parent accommodation, reinstate floor to create 4no. rooms over first and second floor. Add bathroom on first floor. Remove urinals and add 2 cubicles in existing first floor bathroom. Remove showers and WC to allow for reinstating rooms and corridor on second floor and provide new bathroom. Form new doorway into garden. Form separate flexi-boarding bedsit and bathroom, new doorways to allow for access from outside. Streamline rear laundry, bathroom and back of house areas. General redecoration and improvements. Remove asbestos fire panels to doors.
9 New Street Wells BA5 2LD
RECOMMEND APPROVAL
- 5 2017/0091/LBC
Add wall and door to form kitchenette on ground floor. Add shower and WC at ground floor level. Add ensuite to first floor bedroom.
7 New Street Wells BA5 2LA
RECOMMEND APPROVAL
- 6 2017/0092/LBC
Internal alterations to take down modern first floor partitions and remove existing ensuite. Fit New ensuite.
Flat 4 St Cuthberts Lodge 40 Chamberlain Street Wells BA5 2PJ
RECOMMEND APPROVAL
- 7 2017/0127/HSE
Partial demolition of an existing garage to create space for a two storey extension on the side of the house. Creation of two full parking bays and one additional parking bay to the front of the property.
22 Kings Castle Road Wells BA5 3LS
RECOMMEND APPROVAL
- 8 2017/0063/LBC
New wider doorway to allow for disabled WC.
Wells Cathedral School 15 North Liberty Wells BA5 2ST
RECOMMEND APPROVAL
- 9 2017/0020/HSE
Proposed single storey front and side extension.
61 Woodbury Avenue Wells BA5 2XP
RECOMMEND APPROVAL
- TREES**
- 10 2017/0033/TPO
Works to T1. London plane tree protected by TPO M330 - remove existing surface in zone of raised roots / install flexible porous surface material, and associated works / soil improvement; selective remedial pruning:- raise low canopy over road up to 5.2m, raise low canopy over pavement up to 3.5m, reduce canopy south-west to north-west by 1.8m - 2.4m - maximum size pruning wound 75mm to balance crown.
The Little Theatre Chamberlain Street Wells Somerset BA5 2PJ
RECOMMEND APPROVAL
- 17/29P **TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: NOTED**

17/30P APPEAL: NOTED

Ref APP/Q3305/C/16/3160232 Appeal No. 16/00044/ENF
Appeal against the Councils enforcement notice.
Full moon Inn 42 Southover Wells BA5 1UH

17/31P DELEGATED RESPONSIBILITIES: RESOLVED

17/32P ANY OTHER MATTERS OF URGENT REPORT

- i. Comments regarding 'marketing names' at new developments.
- ii. The Town Hall Manager was thanked for providing IT to enable use of google earth to view the location of planning applications; the committee had found this very useful.

17/33P DATE OF NEXT MEETING: 7.00pm, Thursday 16th February 2017