

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 4<sup>TH</sup> MAY 2017 AT 7.00PM

**PRESENT:** Cllrs: R Ayres; M Brandon (Vice-Chairman); N Kennedy (Deputy-Chairman); C Wride (Chairman)

**IN ATTENDANCE:** Town Clerk: F White

**17/84P APOLOGIES FOR ABSENCE**

Cllrs C Briton; J North (Deputy Mayor); D Swain; G Wilson

**17/85P DECLARATIONS OF INTERESTS**

None declared.

**17/86P MINUTES OF THE MEETING HELD ON 20<sup>TH</sup> APRIL 2017**

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

**17/87P MEETING OPEN TO THE PUBLIC**

None present.

**17/88P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

- 1** 2017/0887/HSE  
Two-storey extension to the North West Elevation.  
9 Stoberry Avenue Wells BA5 2TF  
**RECOMMEND APPROVAL**
- 2** 2017/0928/HSE  
Proposed two-storey rear extension, porch to front door and widening of existing driveway.  
40 Milton Lane Wells BA5 2QS  
**RECOMMEND APPROVAL**
- 3** 2017/0509/FUL  
Reconstruction of side extension. Replacement of rear service buildings with new extension and garage. Change of use – reversion to single dwelling from HMO. (Amended drawings received 18/04/2017.)  
3 Priory Road Wells BA5 1SR  
**RECOMMEND APPROVAL**
- 4** 2017/1006/LBC  
Installation of two electrically operated external roller shutter doors and internal sliding grilles.  
17-21 High Street Wells BA5 2AA  
**RECOMMEND APPROVAL subject to the opinion of the Conservation Officer**
- TREES**

**5** 2017/1001/TPO  
Copper Beech tree (TPO M372) – Reduce laterals by 3-4m and crown thin by 15%.  
10 Walnut Tree Close Wells BA5 2NL  
**RECOMMEND APPROVAL**

- 6** 2017/1097/TCA  
Removal of Cherry tree  
2 St Thomas Terrace St Thomas Street Wells BA5 2XG  
**RECOMMEND REFUSAL**  
**REASONS**
- i. Insufficient information provided in the application
  - ii. Inadequate reasons for removal
  - iii. Inadequate site plan – does not meet the requirement to show location of other trees; there are known to be other trees there.
  - iv. There is no indication of a replacement planting plan
- 7** 2017/1055/TCA  
Reduce mature Yew tree by 20%. Crown lift lower branches by 0.5m to allow better access for path.  
38 South Street Wells BA5 1SL  
**RECOMMEND APPROVAL**
- 17/89P NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**
- 17/90P MDC PLANNING BOARD REPRESENTATION**  
2016/2842/FUL The Old Coach House 14 South Street Wells BA5 1SJ  
To be considered by the Planning Board on 10<sup>th</sup> May 2017, 6pm  
**Noted**
- 17/91P 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**
- 17/92P ANY OTHER MATTERS OF URGENT REPORT**
- i. Query regarding Wells Neighbourhood Plan.
  - ii. Query regarding out-of-date / inaccurate names on bus stops ('Cow & Gate')
  - iii. To report: lack of street cleaning on the new Crest Nicholson development.
  - iv. To report: poor state of Glastonbury Road and the bus shelter– dirt, litter, etc. due to development work.
  - v. Request for signs to go under the new street nameplates, to explain that the road names are names of former bishops.
  - vi. Query about suitable recreation areas for young people in Wells
- 17/93P DATE OF NEXT MEETING: 7.00pm, Thursday 18<sup>th</sup> May 2017**