

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 18TH MAY 2017 AT 7.00PM

PRESENT: Cllrs: R Ayres; N Kennedy (Deputy-Chairman); J North (Deputy Mayor); G Wilson; C Wride (Chairman)

IN ATTENDANCE: Town Clerk: F White
11 members of the public

17/94P APOLOGIES FOR ABSENCE

Cllrs: M Brandon (Vice-Chairman); C Briton; D Swain

17/95P DECLARATIONS OF INTERESTS

Cllr North declared a personal and non-prejudicial interest as member, in any matter that may be referred to Mendip District Council.
See 17/98P6

17/96P MINUTES OF THE MEETING HELD ON 4TH MAY 2017

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

17/97P MEETING OPEN TO THE PUBLIC

i. Members of the public spoke in objection to:

2017/1200/TEL Land Adjacent To Strawberry Way Wells Somerset BA5 2BQ Application for prior approval of telecommunications development for the erection of a 17.5m mast complete with 3 internal antennas and associated radio equipment cabinets.

Ref: 17/60P The committee reviewed their previous response and agreed to resubmit it, with additions:

Response to pre-application consultation 16.03.17:

- a. **Unacceptable visual impact**
- b. **Unacceptable health concerns imposed on the community**
- c. **Not appropriate in the residential setting**

The Council would ask that the applicant look at site in a less residential setting; this site raises exactly the same problems as the rejected site outside Budgens in Bath Road, Wells. The Council would require reassurances evidenced by health and safety authorities.

d. **Additional comments 18.05.17:**

- **There is evidence of a high level of concern among residents and this site appears to be even closer to residential property than the proposed site at Bath Road was**
- **The committee requests that SCC Highways meets with residents to examine their concerns about highways safety: it appears that there will be obstruction of the visibility splay when exiting driveways onto A39 Strawberry Way**
- **There is insufficient research around the effect of such masts on wearers of pacemakers; local residents are at unknown risk**
- **Add-ons to such masts are a common feature with increased usage of the technology; if the development is approved there should be conditions attached to control further detrimental visual, and other, impact**

ii. Mr l'Anson, Wells Civic Society:

- a. Said he intends to attend the committee meetings more frequently
- b. Thanked members for their work
- c. Suggested that conversations be recorded in the minutes, as the Wells Journal no longer sends a reporter to council meetings

- d. Spoke about **2017/1200/TEL**, referring in detail to planning policies; he provided a copy of the **comments submitted by the Civic Society**.

The Committee agreed that they were fully in support of these comments.

- iii. It was agreed that members of the public would speak as applications arose on the agenda.

17/98P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2017/1003/FUL
Single storey extension to form additional classroom space over existing decking/veranda and formation of new office space and additional wc
Stoberry Park Junior School North Road Wells BA5 2TJ
RECOMMEND APPROVAL
- 2** 2017/1005/FUL
Installation of two electrically operated external roller shutter doors and internal sliding grilles.
17-21 High Street Wells BA5 2AA
RECOMMEND APPROVAL
- 3** 2017/1017/FUL
Change of use of land from amenity space to school staff car park
Wells Blue School Foundation Field The Blue School Kennion Road Wells BA5 2NR
RECOMMEND APPROVAL with condition:
Ensure that the proposed lighting does not have unacceptable impact on neighbouring residents
- 4** 2017/1051/HSE
Erection of two-storey side extension
18 North Road Wells BA5 2TL
RECOMMEND APPROVAL
- 5** 2017/0647/LBC & 2017/0646/ADV
Erect external signage to accountancy office premises displaying external signage with lettering approximately maximum 300mm in size.
1 New Street Wells BA5 2LA
RECOMMEND APPROVAL
- 6** Cllr North declared a personal and prejudicial interest as customer, and left the room.
A member of the public spoke about application 2017/0905/LBC.

2017/0905/LBC
Renew decayed non-original sliding sash windows to bay on south elevation.
7 Market Place Wells Somerset BA5 2RJ
RECOMMEND APPROVAL
comments:
i. the committee is disappointed to see that due process does not appear to have been followed on such an important historic building
ii. the paperwork received lacks clarity and does not record what is actually taking place

Cllr North returned.

- 7 It was agreed to vary the order on the agenda. A member of the public spoke on application 2017/0828/HSE
2017/0828/HSE
Demolish existing garage and construct new single storey side and rear extension
43 Kings Road Wells Somerset BA5 3LU
2017/0828/HSE

RECOMMEND REFUSAL

REASONS:

- i. **excessive size**
- ii. **excessive bulk and massing**
- iii. **over bearing; loss of enjoyment of amenity and light to neighbouring property (45); totally unacceptable impact**
- iv. **over-development of the site**

- 8 2017/1054/HSE
Proposed 2-storey rear extension.
62 Burcott Road Wells BA5 2EQ

RECOMMEND APPROVAL

- 9 2017/1053/HSE
Erection of a single storey rear extension.
89 Welsford Avenue Wells BA5 2HZ5

RECOMMEND APPROVAL

- 10 2017/0601/HSE
Erection of new car port.
22 Chamberlain Street Wells BA5 2PF

RECOMMEND APPROVAL

TREES:

- 11 2017/0953/TCA
Works to Horse Chestnut comprising raising canopy by 4m, thin crown by 10% and reduce back selective lateral branches from neighbour's property.
Mountery Lodge St Thomas Street Wells BA5 2UU

RECOMMEND APPROVAL

17/99P NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted

17/100P 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

17/101P ANY OTHER MATTERS OF URGENT REPORT

- i. Neighbourhood Plan: members continue to work on this and will report to Council in the near future
- ii. Staffing arrangements for the next meeting

17/102P DATE OF NEXT MEETING: 7.00pm, Thursday 1st June 2017