

**WELLS CITY COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL**  
**CHAMBER, WELLS TOWN HALL, ON THURSDAY 5<sup>TH</sup> JANUARY 2017 AT 7.00PM**

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

**IN ATTENDANCE:** Town Clerk: F White  
5 members of the public

**17/01P APOLOGIES FOR ABSENCE** Cllrs: N Kennedy (Deputy-Chairman)

**17/02P DECLARATIONS OF INTERESTS**

Cllr North declared a personal and non-prejudicial interest as member, in any matter relating to Mendip District Council and in application 2016/2923 as resident.

Cllrs Briton, North and Wilson each declared a personal interest as close associate of the applicant, in application 2016/3051/3050.

**17/03P MINUTES OF THE MEETING HELD ON 15<sup>TH</sup> DECEMBER 2016** Minutes of the previous meeting were proposed, seconded, approved and signed.

**17/04P MEETING OPEN TO THE PUBLIC**

Members of the public spoke in objection to application 2016/3025.

It was agreed to vary the order on the agenda, taking this application first.

**17/05P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

**1**

2016/3025/HSE

Demolish existing garage and construct new side and rear extension

43 Kings Road Wells Somerset BA5 3LU

**RECOMMEND REFUSAL**

**REASONS**

- i. **Inappropriate materials, not as stated and not compatible with the street scene.**
- ii. **Size: Unacceptable bulk and massing; unduly larger than the permitted development. Over-development of the site.**
- iii. **Interference with light and enjoyment of amenity to neighbouring property (45)**

**COMMENTS**

- i. **Errors should be corrected and existing permission complied with before new permission is sought.**
- ii. **There appears to have been a lack of compliance with relevant local authority checks during construction.**
- iii. **There appear to be boundary disputes with neighbours.**

**2**

2016/3042/REM

Reserved matters application for development of Use Classes B1 & B2 on Site H, highway works, landscaping, drainage works and parking  
Site H Cathedral Park Wells Somerset BA5 1TX

**RECOMMEND REFUSAL**

**REASONS**

**Lack of detailed drainage and flood plans.**

- 3      2016/2923/VRC  
Application to vary condition 1 (drawing numbers) on planning consent  
2016/2923/VRC to facilitate a change in levels to accommodate cut material on  
site  
Land South of Riverview Glastonbury Road Keward Wells Somerset  
**RECOMMEND REFUSAL**  
**REASONS This is locally known to be in an area at risk of flood:**
- i.      **No solution has been provided to the potential flood risks to adjoining sites.**
  - ii.     **Potential impact on areas downstream of the site .**
  - iii.    **Potential environmental damage to the stream banks etc.**
  - iv.     **Risk of blockages etc and corresponding potential flooding on the site during the lifetime of the development has not been adequately addressed.**
- 4      2016/2770/HSE  
Erection of a single storey rear extension with no changes to ground levels  
23 Kippax Avenue Wells Somerset BA5 2TT  
**RECOMMEND APPROVAL**
- 5      2016/3006/HSE  
Proposed single storey extensions to front and rear elevations  
59 Burcott Road Wells BA5 2EF  
**RECOMMEND APPROVAL**
- 6      2016/3051/DUB **and** 2016/3050/FUL  
Single storey dwelling and demolition of derelict out buildings  
9 St Johns Street Wells Somerset BA5 1SW  
**Agreed to defer the decision to the next meeting**
- TREES**
- 7      2016/3080/TCA  
Works to 2 trees in a conservation area  
The Judges Lodging 19 New Street Wells Somerset BA5 2LD  
**RECOMMEND APPROVAL**
- 8      2016/3096/TCA  
Works to a tree in a conservation area  
3 Portway Avenue Wells Somerset BA5 2QF  
**RECOMMEND APPROVAL**
- 17/06P    PLANNING APPLICATIONS WITHDRAWN: NOTED**  
2016/2721/FUL **and** 2016/2722/DUB  
Single storey dwelling and demolition of derelict out buildings  
9 St Johns Street Wells Somerset BA5 1SW
- 17/07P    ANY OTHER MATTERS OF URGENT REPORT**  
Cllr North spoke about the future of the Neighbourhood Plan; he was referred to  
the minutes of the Council meeting held on 22<sup>nd</sup> December.
- 17/08P    DATE OF NEXT MEETING: 7.00pm, Thursday 19<sup>th</sup> January 2017**