

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 19TH JANUARY 2017 AT 7.00PM

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

IN ATTENDANCE: Town Clerk: F White
RFO: S Luck

17/09P APOLOGIES FOR ABSENCE Cllrs: M Brandon (Vice-Chairman); G Wilson

17/10P DECLARATIONS OF INTERESTS
See **17/13P1** 2016/3051/ /3050/ see also **17/17P**

17/11P MINUTES OF THE MEETING HELD ON 5TH JANUARY 2017
Minutes of the previous meeting were proposed, seconded, approved and signed.

17/12P MEETING OPEN TO THE PUBLIC
None present.

17/13P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** This Application was deferred at the last meeting.
Cllr Briton declared a personal interest as close associate of the applicant.
2016/3051/DUB and 2016/3050/FUL
Single storey dwelling and demolition of derelict out buildings
9 St Johns Street Wells Somerset BA5 1SW
RECOMMEND APPROVAL (majority vote) with conditions during the construction of the development, due to the narrow highway and constricted access into the site. There should be strict controls on any permission to ensure obstruction to other road users, and inconvenience to neighbouring properties, are prevented.
- 2** (Cllr North arrived)
2016/2975/HSE
Proposed single storey rear extension and off street parking to front with associated amendments to access.
26 Welsford Avenue Wells BA5 2HX
RECOMMEND APPROVAL
- 3** 2016/2978/HSE
Proposed single storey rear extension
79 Wookey Hole Road Wells BA5 2NH
RECOMMEND APPROVAL
- 4** 2016/2636/FUL
The installation of a 15m replica telegraph pole, 2no. equipment cabinets, along with ancillary works (revised description omitting reference to 2no. microwave dishes)
Land at Bath Road Wells
Application withdrawn
- 5** 2016/6021/HSE & 2016/3022/LBC
New balcony, three new external doors and sundry alterations
21 St Johns Street Wells BA5 1SW
RECOMMEND APPROVAL

- 6 2016/2870/FUL & 2016/2871/LBC
Replacement of existing ATM. Slip bin to be removed and infill to match existing ATM housing to be made good after installation. Wall nib to be removed to clear internal ATM service zone 2no Existing sentry boxes to be removed. New SDM apertures. New text and graphic to be applied by Pearce Signs. Cashier cupboard behind counter to be removed to clear ATM service zone. Install new partition with apertures to suit new SDM + coin deposit. New section of secure ATM partition to RBS security specification. Existing QD to be installed.
Natwest Bank 7 High Street Wells Somerset BA5 2AD
RECOMMEND APPROVAL
- TREES**
- 7 2016/3091/TCA
Works to trees in conservation area, crown reductions to a group of Lime trees and 1 Holm oak
22 Chamberlain Street Wells Somerset BA5 2PF
RECOMMEND APPROVAL
- 17/14P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: NOTED**
- 17/15P APPEAL: NOTED**
Ref APP/Q3305/W/16/3162258, start date 20 December 2016
Application No. 2016/1516/FUL Blislands House Monterey Lodge St Thomas Street Wells BA5 2UU
- 17/16P MDC PLANNING BOARD REPRESENTATION: NOTED**
2016/2634/HSE 12 St Cuthbert Avenue Wells BA5 2JN
Considered by the Planning Board on 18th January 2017, 6pm
- 17/17P MENDIP DISTRICT COUNCIL STREET TRADING POLICY: NOTED**
Cllr North declared a personal interest, as member, in all matters relating to Mendip District Council.
- 17/18P STREET TRADING APPLICATION**
To comment on application received by MDC:
DECISION: The committee were in favour of supporting the application
- 17/19P PUBLIC PATH ORDERS, WS 17/28, 17/30, 17/31, 17/29 / GLASTONBURY ROAD**
DECISION: A vote was taken and the majority found in favour of submitting no objections to the Orders.
However, the following points were agreed:
- i. The committee notes that the rights of way appear to have been destroyed at present.
 - ii. As the local statutory authority the City Council must insist that temporary access be provided at all times throughout the construction period.
 - iii. To seek a response on this matter from Mendip District Council.
- 17/20P SCC MENDIP TRAFFIC REGULATION ORDER 2012 (AMENDMENT NO.5) ORDER 2017**
DECISION: ACCEPT; subject to details regarding Blake Road being checked by the Clerk in consultation with the Chairman.
- 17/21P DELEGATED RESPONSIBILITIES: RESOLVED**

17/22P ANY OTHER MATTERS OF URGENT REPORT

- i. Concerns regarding traffic disruption at Glastonbury Road due to further works for building development:
Enquiries to be made regarding the contract permissions.
- ii. Concerns regarding advertisement sign outside Square dge café
- iii. Concerns regarding possible breaches of licence conditions at Great Shakes café
- iv. Fly tipping next to bin at footpath from Portway to Westfield Road
f.a.o. MDC
- v. Update concerning casual vacancy on the council
- vi. Suggestion to screen visuals of planning application sites (google earth) and drawings, for committee meetings

17/23P DATE OF NEXT MEETING: 7.00pm, Thursday 2nd February 2017