

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 15th JUNE 2017 AT 7.00PM

PRESENT: Cllrs: M Brandon; N Kennedy; J North (Mayor); D Swain;
D Unwin (Vice-Chairman); G Wilson

IN ATTENDANCE: Town Clerk: F White

17/112P APOLOGIES FOR ABSENCE

Cllrs: R Ayres; C Wride (Deputy Mayor and Chair)

17/113P DECLARATIONS OF INTERESTS

Cllrs North and Unwin declared a personal and non-prejudicial interest as members, in any matter that may be referred to Mendip District Council.

Cllr Unwin declared a personal and prejudicial interest as applicant in application 2017/1420. It was agreed that it would be inappropriate for the City Council to comment on this application.

17/114P MINUTES OF THE MEETING HELD ON 1ST JUNE 2017

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

17/115P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

2017/1308/HSE and 2017/1309/LBC

Single storey rear extension and replacement windows
15 St Thomas Street Wells BA5 2UU

RECOMMEND APPROVAL Subject to the guidance of the Conservation Officer

2017/1328/LBC and 2017/1325/FUL

Replacement of existing shop front, removal of unauthorised internal staircase, reinstatement of patterned ceiling.

41 High Street Wells BA5 2AE (The Original Factory Shop)

RECOMMEND APPROVAL Subject to the guidance of the Conservation Officer

2017/1305/HSE

Proposed conversion of the existing garage to additional room, single storey extension to the rear, and new car parking space and access onto the highway to the front of the property.

9 Kippax Avenue Wells BA5 2TT

RECOMMEND APPROVAL

2017/1302/ADV

Proposal to replace the existing fascia signage to the front of The Works store, 48 High Street, Wells with a sign more in keeping with the building, and the surrounding area. The new sign will consist of a Tricoya timber back panel painted dark Blue, with traditional Ogee mouldings around the perimeter. A central timber panel will be painted yellow and will also have Ogee mouldings around the perimeter. This central panel will have individual timber lettering reading "The Works".

48 – 50 High Street Wells Somerset BA5 2SN

RECOMMEND APPROVAL

(Cllr Kennedy left the meeting)

2017/1283/LBC

Works to repair roof to rear extension, re-build brick chimney and open up fireplace.

2 St John Street Wells BA5 1SW

RECOMMEND APPROVAL Subject to the guidance of the Conservation Officer

2017/1286/LBC
Alterations to rainwater downpipe to front elevation.
4 High Street Wells Somerset BA5 2SG
RECOMMEND APPROVAL

2017/1420/HSE
Single storey side extension.
12 St Cuthbert Avenue Wells BA5 2JN
Not appropriate for City Council to comment

2017/1398/FUL
Change of use from D1 (coffee shop/food bank) to A1 (grocery store).
97 Burcott Road Wells BA5 2EF
RECOMMEND APPROVAL

2017/1425/FUL
Divide existing house to form two houses, 1no 3 bedroom unit and 1no 2 bedroom unit.
32 Woodbury Avenue Wells BA5 2XP
RECOMMEND APPROVAL but please note council has concerns regarding the unrealistic presentation of parking spaces on the site drawing and the generation of additional traffic and parking problems on the highway.

2017/1465/HSE
Single storey extension to rear.
5 Market Street Wells BA5 2DS
RECOMMEND APPROVAL

TREES:

2017/1366/TCA
Fell 1no. Eucalyptus tree (T1) on plan. Tree has become too large for the location
21 Bath Road Wells BA5 3HP
RECOMMEND REFUSAL

Reasons

- i. **Unable to determine this application due to lack of information supplied**
- ii. **The council would expect a replanting scheme if the tree were to be felled**

2017/1548/TCA
Turkish Oak in front garden, lower branches to be trimmed 2 metres all round as suggested by tree surgeon, Mr Mark Parsons.
4 St Thomas Terrace St Thomas Street Wells BA5 2XG
RECOMMEND APPROVAL in consultation with the Tree Officer

**17/116P NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL:
Noted.**

17/117P DELEGATED RESPONSIBILITIES:
To delegate authority to the Town Clerk in consultation with the Chairman and Vice-Chairman, to decide any urgent matters arising before the next meeting:
RESOLVED

17/118P ANY OTHER MATTERS OF URGENT REPORT
No further matters.

17/119P DATE OF NEXT MEETING: 7.00pm, Thursday 6th July 2017