

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 16TH NOVEMBER 2017 AT 7.00PM

PRESENT: Cllrs: R Ayres; N Kennedy; D Swain; D Unwin (Vice-Chairman);
G Wilson; C Wride (Deputy Mayor and Chair)

IN ATTENDANCE: Town Clerk: F White
3 members of the Public

17/197P APOLOGIES FOR ABSENCE

Cllrs: M Brandon; J North (Mayor)
County Cllr. T Munt

17/198P DECLARATIONS OF INTERESTS

Cllr Unwin declared a personal and non-prejudicial interest as a member, in any matter that may be referred to Mendip District Council, and as a member of MDC Planning Board.

17/199P MINUTES OF THE MEETING HELD ON 2ND NOVEMBER 2017

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

17/200P MEETING OPEN TO THE PUBLIC

The applicant presented 2017/2881 & 2017/2882 and two members of the public spoke. These applications were brought to the top of the agenda for consideration. 17/201P7,7.1

17/201P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2017/2874/FUL
Proposed Change of Use from B1 Business to D1 Use with associated internal alterations.
2 The Vineyard Centre Keward Mill Trading Estate Jocelyn Drive Wells BA5 1DA
RECOMMEND APPROVAL
- 2** 2017/2557/LBC
Proposed alterations to a listed building including installation of an approved black roof light, replacement of 2 windows in kitchen, replacement of front door, damp proofing to kitchen extension, removal of cement screed on ground floor to expose flagstones, plaster over "artex" ceiling finishes, creation of a ventilation hole in bathroom wall and decorations to façade.
3 Priest Row Wells BA5 2PY
RECOMMEND APPROVAL, UNDER THE SUPERVISION OF THE CONSERVATION OFFICER
- 3** 2017/2804/HSE
Proposed two storey side extension to include a garage and single storey rear extension with associated works.
10 Drake Road Wells BA5 3JX
RECOMMEND APPROVAL

- 4 2017/1325/FUL
Replacement of existing shop front. (Amended plans received 26th October 2017).
41 High Street Wells BA5 2AE
RECOMMEND APPROVAL
- 4.1 2017/1328/LBC
Replacement of existing shop front, removal of unauthorised internal staircase, reinstatement of patterned ceiling. (Amended plans received 26th October 2017).
41 High Street Wells BA5 2AE
RECOMMEND APPROVAL
- 5 2017/2863/HSE
Removal of garage and the erection of a side extension to an existing bungalow, with associated alterations to the existing building.
19 Wheeler Grove Wells BA5 2GB
RECOMMEND APPROVAL
Comment: Please look into concerns regarding surface water run-off
- 6 2017/2862/LBC
Alterations and repair to boundary wall.
Kendrick Court New Street Wells BA5 2LF
RECOMMEND REFUSAL
Reason:
The gateway in the boundary wall is filled with unsightly and inappropriate wooden planking.
The schedule of works to this boundary wall should include bringing the entrance to an acceptable standard for its position in the Conservation Area.
- 7 2017/2881/FUL
Proposed demolition of existing garage and creation of new two storey extension to No64 Southover. Erection of two storey apartment over garage. Demolition of existing single storey repository and conversion of existing two storey repository to a four bed dwelling.
Land And Buildings At 64 - 68 Southover Wells BA5 1UH
RECOMMEND APPROVAL; THE CONSERVATION OFFICER SHOULD BE FULLY INVOLVED
- 7.1 2017/2882/DUB
Application for planning permission for relevant demolition of an unlisted building in a conservation area in respect of the proposed demolition of existing garage and demolition of existing repository (accompanying planning application 2017/2881/FUL).
Land And Buildings At 64 - 68 Southover Wells BA5 1UH
RECOMMEND APPROVAL; THE CONSERVATION OFFICER SHOULD BE FULLY INVOLVED
- 8 2017/2906/HSE
Conversion of existing garage into a snug/additional bedroom. Addition of render to end gable wall and over existing brick piers and details on 2no. elevations. Addition of render to gate posts and low garden wall.
The Walled Garden Chamberlain Street Wells BA5 2PE
RECOMMEND APPROVAL

17/202P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted

17/203P MDC PLANNING BOARD 8TH NOVEMBER 2017
2017/2085/FUL
Land at 354741 144934 Cathedral Avenue Wells. Noted.

17/204P 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

17/205P ANY OTHER MATTERS OF URGENT REPORT

- i. New Street: Stone step replaced with concrete. Inspect and report to Conservation Officer.
- ii. Mendip Local Plan Part II Proposed Site allocations for Wells can be viewed on the MDC website. Consultation due to take place January – February.

17/206P DATE OF NEXT MEETING: 7.00pm Thursday 7th December 2017