

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 1ST FEBRUARY 2018 AT 7.00PM

PRESENT: Cllrs: R Ayres; N Kennedy; J North (Mayor);
G Wilson; Cllr C Wride (Deputy Mayor and Chair)

IN ATTENDANCE: Town Clerk: F White
Cllrs: R MacKenzie; C Price
Cllr T Munt (SCC)
1 member of the public

18/23P APOLOGIES FOR ABSENCE

M Brandon; D Swain; D Unwin (Vice-Chairman)

18/24P DECLARATIONS OF INTERESTS

Cllr North (The Mayor) declared a personal and non-prejudicial interest in application 2018/0035/LBC, as trustee of City of Wells Almshouses.

Cllr North (The Mayor) declared a personal and non-prejudicial interest in application 2018/0133/FUL, as a close associate of the applicant.

Cllr North (The Mayor) declared a personal and prejudicial interest in 18/29P Mendip Local Plan consultation, as member of Mendip District Council, and left the room during committee consideration of this item.

18/25P MINUTES OF THE MEETING HELD ON 18TH JANUARY 2018

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

Matter Arising

Determined under delegated authority:

2017/3390 32-36 Balch Rd Wells:

RECOMMEND REFUSAL

REASONS

- I. Insufficient parking provision for visitors' vehicles e.g. commercial vehicles; care-workers' cars
- II. Concerns about narrow road access to the development, in relation to emergency vehicles, large commercial vehicles e.g. removal vans, recycling collections

COMMENTS

In the interests of public safety, wider road access could be created by the developer by altering one of the properties adjoining the approach road.

Noted.

18/26P MEETING OPEN TO THE PUBLIC

It was agreed that those present would speak as items arose.

18/27P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1 2017/2950/HSE
Proposed two storey side extension. Reconfiguration of existing fenestration to rear ground floor. Widening of driveway and dropped kerb.

13 Tuddington Gardens Wells BA5 2EJ

RECOMMEND APPROVAL

- 2 2018/0022/HSE
Proposed side extension and a proposed dormer.

4 Stoberry Crescent Wells BA5 2TG

RECOMMEND APPROVAL

- 3 2018/0035/LBC
Proposed specialist stone repairs to the Sedalia at the front of bricks.
1 & 2 Bricks Almshouses Priest Row Wells BA5 2QD
RECOMMEND APPROVAL
- 4 2018/0133/FUL
Proposed change of use of agricultural land to open car wash and provision of
tensile canopy and amenity container.
Palace Farm Silver Street Wels BA5 1UN
**RECOMMEND APPROVAL subject to this being a temporary provision,
remaining as agricultural land**
- 5 2018/0104/HSE
Replacement side extension to form dining area. Demolition of redundant
external wc/store room. Re roof existing attached garage to tie in to proposed
extension.
18 Millers Gardens Wells BA5 2TW
RECOMMEND APPROVAL

TREES:

- 6 2018/0106/TPO
Proposed works to TPO M1229 - T1 - Lime - Remove epicormic growth from
base.
Sheldon Drive Wells BA5 2HF
RECOMMEND APPROVAL

**18/28P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT
COUNCIL: Noted**

Cllr. North (The Mayor) left the room.

18/29P MENDIP LOCAL PLAN PART II Consultation

To consider the City Council responses:

Cllr. MacKenzie gave his comments and then left the room.

Contributions to the ensuing discussion were received from Cllr. Price and from
County Cllr. Munt. Reference was made to each of the comments contributed by
Councillors and by members of the public.

A list of comments was drawn up, proposed seconded and agreed upon. These
related to principles for provision of affordable housing; replacement planting;
cycle routes; renewable energy; style and size of dwellings.

The main responses to the Policies for Wells (prepared at the previous meeting)
were reviewed and adjustments made before a final proposal was seconded and
agreed. There was a particularly detailed discussion about car parking for the
future.

The Town Clerk was asked to write up the agreed responses and circulate by e-
mail to those present. Each point has to be cross-referenced to the relevant
specific paragraph number in the draft Local Plan. It was agreed that Cllrs. Price
and Wilson will finalise the document with the Town Clerk before submission to
MDC in time for the close of the consultation on 12th February.

Members felt that a great deal of useful work is being done for Wells during this
process; it is to be hoped and expected that MDC will pay attention to its
consultation responses. However, any matters submitted at this stage which are
not accepted into the District Plan will be carried forward to the Wells
Neighbourhood Plan.

18/30P 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

18/31P ANY OTHER MATTERS OF URGENT REPORT

No further matters.

18/32P DATE OF NEXT MEETING: 7.00pm Thursday 15th February 2018