

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 19<sup>TH</sup> APRIL 2018 AT 7.00PM

**PRESENT:** Cllrs: J North (Mayor); D Swain; C Wride (Deputy Mayor, Chairman)

**IN ATTENDANCE:** Town Clerk: F White. 1 member of the public, 1 member of the press

**18/62P APOLOGIES FOR ABSENCE**

Cllrs: R Ayres; M Brandon; N Kennedy; G Wilson; D Unwin (Vice-Chairman)

**18/63P DECLARATIONS OF INTERESTS**

Cllr North (The Mayor) declared a personal interest as Ward member of Mendip District Council in application 2018/0638, and in **18/68P as member of MDC.**

**18/64P MINUTES OF THE PREVIOUS MEETING**

To approve and sign the minutes of the meeting held on **5<sup>th</sup> April 2018.**  
Minutes of the previous meeting were proposed, seconded, approved and signed.

**18/65P MEETING OPEN TO THE PUBLIC**

None wishing to speak.

**18/66P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

**1**

2018/0638/FUL

Demolition of existing garage to No.64 and erection of a two storey extension.  
Erection of two storey apartment over garage between No.s 64-70. Demolition of single storey repository and conversion of existing two storey repository to a 4 bedroom dwelling.

Land and Buildings at 64 – 68 Southover Wells BA5 1UH

**RECOMMEND APPROVAL**

**2**

2018/0634/HSE

Erection of two storey side and rear extensions

12 Balch Road Wells BA5 2BZ

**RECOMMEND APPROVAL**

**3**

2018/0518/HSE

Alterations and upgrades to existing conservatory. [retrospective]

8 Lawpool Court Wells Somerset BA5 2AN

**RECOMMEND APPROVAL**

**4**

2018/0576/LBC

Proposed works to a listed building including relocation of stud walls to create efficient size rooms, replacement window, extractor fan, replacement sink and tiles, new electric heater and replacement of glass wall with safety glass screen

17A Sadler Street Wells BA5 2RR

**RECOMMEND APPROVAL**

**5**

2018/0511/VCR

Application to vary condition 3 [hours of operation] of planning approval 100386/004 to extend opening hours of ground floor hot food take-away to 12am Sunday-Thursday and 1am Friday and Saturday

1 St Johns Street Wells BA5 1SW

**RECOMMEND REFUSAL**

**Reasons: Inappropriate in the residential setting. The original conditions should be adhered to.**

**6** 2018/0604/HSE  
New Porch to the front of the property and fanlight window to the ground floor side elevation.  
8 Dodd Avenue Wells BA5 3JU  
**RECOMMEND APPROVAL**

**7** 2018/0374/FUL  
Erection of one new two storey, two bedroom house.  
2 Wolsey Close Wells BA5 2ET  
**RECOMMEND APPROVAL**

**Comments:**

- i. **There should be adequate provision for off-street parking, to avoid further congestion in this street.**
- ii. **There are some concerns regarding the tight vehicular access to the property**

**8** 2018/0520/HSE  
Flue situated in roof of log cabin in rear garden. (retrospective).  
2 Stoberry Avenue Wells BA5 2TF  
**RECOMMEND APPROVAL**

**18/67P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**

**18/68P MENDIP DISTRICT COUNCIL CAR PARKS REVIEW**

Cllr Wride presented comments for discussion.  
County Cllr Munt was invited to speak; she reported the response submitted to MDC by the Wells Chamber of Commerce and Tourism.  
It was agreed that at the next full Council meeting, the Chairman will invite members to contribute their views. The Council's response will then be drawn up at the Planning meeting on 3<sup>rd</sup> May.

**18/69P 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**

**18/70P ANY OTHER MATTERS OF URGENT REPORT**

- i. Street trading licence applications to MDC for Ciderthon event, Wells Market Place, Sunday 29th April. The Chairman and Town Clerk were asked to investigate this matter further and take such action as seems necessary under delegated authority.
- ii. Notification was received from MDC that Planning Application Decision notices will be issued to parishes by e-mail only, not on paper. It was agreed to note these on the City Council's filed copy, the electronic copy being pasted to the agenda as at present, for information.

**18/71P DATE OF NEXT MEETING: 7.00pm, Thursday 3<sup>rd</sup> May 2018**