

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 24<sup>TH</sup> JANUARY 2019 AT 7.00PM

**PRESENT:** Cllrs: R Ayres, N Kennedy, C McKinnell, J North, G Wilson,  
C Wride (The Mayor, Vice-Chairman)

**IN ATTENDANCE:** Town Clerk: F White  
Cllr T Robbins

**19/01P APOLOGIES FOR ABSENCE**

R Greenwell, D Swain (Chairman)

**19/02P DECLARATIONS OF INTERESTS**

Cllr. North declared a personal and non-prejudicial interest in 2018/2997/FUL and 2018/2998/LBC as MDC Ward member.

**19/03P MINUTES OF THE PREVIOUS MEETING**

To approve and sign the minutes of the meeting held on 20<sup>th</sup> December 2018:  
Minutes of the previous meeting were proposed, seconded, approved and signed.

**19/04P MEETING OPEN TO THE PUBLIC**

Cllr Robbins spoke about 2018/2997/FUL and 2018/2998/LBC

**19/05P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

- 1** 2018/2997/FUL and 2018/2998/LBC  
Change of use from Retail Use (Class A1) to Restaurant/Cafe Use (Class A3) including installation of ventilation system and new shopfront.  
41 High Street Wells BA5 2AE  
**RECOMMEND APPROVAL BUT WITH THE FOLLOWING CONCERNS:**

  - i. The impact of the extractor system on neighbours to the rear of the property**
  - ii. There appears to have been a lack of consultation with neighbours to the rear of the property, residents in South Street and Guardhouse Lane have concerns which should be addressed.**
  - iii. It is expected that there will be an application for advertisement consent for signage on the shopfront.**
- 2** 2018/2978/HSE  
Convert garage to ancillary use and associated works.  
10 Goodymoor Avenue Wells BA5 2JH  
**RECOMMEND APPROVAL**
- 3** 2018/2926/HSE  
Proposed first floor side extension and single storey rear extension.  
12 Woodbury Avenue Wells BA5 2XN  
**RECOMMEND APPROVAL subject to the Flood Risk Assessment**
- 4** 2018/3165/HSE and 2018/3166/LBC  
Proposed replacement of UPVC front door to timber door.  
16 Tucker Street Wells Somerset BA5 2DZ  
**RECOMMEND APPROVAL**

- 5      2018/3118/FUL  
The proposed development is for the erection of a low energy four bedroom dwelling.  
Fennel House Beryl Lane Wells BA5 3AD  
**RECOMMEND APPROVAL**  
**Comment: Please monitor the care of trees on the site.**
- 6      2019/0098/HSE  
Single Storey side extension and associated works.  
5 Alfred Street Wells Somerset BA5 1TY  
**RECOMMEND APPROVAL**
- TREES:**
- 7      2019/0036/TCA  
Crown reduction of Magnolia Grandiflora to previous pruning points.  
Wells Museum 8 Cathedral Green Wells BA5 2UE  
**RECOMMEND APPROVAL**
- 8      **Response under delegated responsibilities sent to MDC on 08/01/19:**  
2018/3096/TCA and 2018/3114/TPO  
Proposed works to trees in a conservation area:- Please refer to schedule of works.  
19 New Street Wells BA5 2LD  
**RECOMMEND APPROVAL Subject to the opinion of the Tree Officer**  
NOTED
- 19/06P    TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL: NOTED**
- 19/07P    APPEAL:**  
2017/3112/FUL - appeal ref: APP/Q3305/W/18/3219413  
Proposed two bedroom dwelling house (including minor alterations to adjacent dwellings, covered under permitted development rights) (amended plans and certificate received 13/12/2017).  
Land Between 32 And 34 Balch Road Wells Somerset BA5 2BZ  
NOTED
- 19/08P    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**
- 19/09P    ANY OTHER MATTERS OF URGENT REPORT**  
No further matters.
- 19/10P    DATE OF NEXT MEETING: 7pm, Thursday 7<sup>th</sup> February 2019**