

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 7TH MARCH 2019 AT 7.00PM

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

IN ATTENDANCE: Town Clerk: F White
Cllr. R MacKenzie.
County Cllr. T Munt

19/20P APOLOGIES FOR ABSENCE

R Ayres, R Greenwell, C McKinnell, D Swain (Chairman)

19/21P DECLARATIONS OF INTERESTS

None declared.

19/22P MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held on 7th February 2019:
Minutes of the previous meeting were proposed, seconded, approved and signed.

19/23P MEETING OPEN TO THE PUBLIC

None present.

19/24P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1 2019/0236/FUL
Demolition of existing skittle alley building and construction of 3No. new 3-bed dwellings.
1-2 The Mermaid Inn Tucker Street Wells BA5 2DZ
Not able to make a decision as the information provided is unclear on these points:
 1. **Unclear whether the previous proposed encroachment on neighbouring historic boundary wall has been rectified. Need to clarify if the relevant party wall agreements will be put in place.**
 2. **Unclear whether the conclusions of the Bat Survey will be complied with.**
- 2 2019/0212/HSE
Erection of a single storey rear extension with roof lantern.
106 Wookey Hole Road Wells BA5 2NQ
RECOMMEND APPROVAL
- 3 2019/0261/HSE
Two storey rear and single storey side extension with associated alterations.
16 Mullins Close Wells BA5 2EX
RECOMMEND APPROVAL
- 4 2019/0222/LBC
Unification of 27A with 27 & 28 Vicars' Close, including refurbishment, forming a new first floor internal door opening, a new ground floor wheelchair accessible toilet and associated minor alterations.
27 Vicars Close Wells BA5 2UJ
RECOMMEND APPROVAL subject to:
 - i. **Working closely with English Heritage and Conservation Officers.**
 - ii. **Use of appropriate materials.**

- 5** 2019/0263/VRC
Application for the variation of condition 2 (drawing numbers) following the granting of planning permission 2018/0761/FUL (Erection of two No. 2 storey, 4 bedroom dwellings), to allow a reduction to the extent of the planted works, and a greater variation of surfaces within the development.
Plot South Of 21 Milton Lane Wells Somerset BA5 2QS
RECOMMEND APPROVAL subject to the following conditions:
- i. Hedge replanting of equivalent length to the hedging removed.
 - ii. Trees to be replanted to replace each tree removed.
 - iii. All hedge and tree replanting to be of native species and of sufficient maturity to survive and flourish.

**19/25P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL:
NOTED**

19/26P MENDIP DISTRICT COUNCIL LOCAL PLAN II SUBMISSION NOTICE
Notice is given that Mendip District Council submitted **Local Plan Part II: Sites and Policies** to the Secretary of State for Housing Communities and Local Government on Wednesday 23rd January 2019.
NOTED

19/27P DEVELOPER CONSULTATION NOTIFICATION
Letter from Gladman Developments Ltd: Proposed Residential Development Land off Elm Close, Wells.
NOTED
It was agreed to invite the developer to attend a meeting to discuss future burial land provision.

19/28P 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

19/29P ANY OTHER MATTERS OF URGENT REPORT
No further matters.

19/30P DATE OF NEXT MEETING: 7pm, Thursday 21st March 2019