

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 1ST AUGUST 2019 AT 7.00PM

PRESENT: Cllrs: L Agabani, S Briton, A l'Anson (Vice-Chairman), N Kennedy, C Rees, C Wride (Chairman)

IN ATTENDANCE: Acting Town Clerk/RFO: Steve Luck
2 members of the public
Cllrs; J Linsdell, C Rees

19/110P APOLOGIES FOR ABSENCE

Town Clerk: F White
Cllr J Osman (Mayor), J Rust

19/111P DECLARATIONS OF INTERESTS

Cllr S Briton declared a personal interest in agenda item 5.1 as a local resident who had already objected to the development.
Cllrs L Agabani and A l'Anson declared a personal interest in agenda item 5.6 as had previous dealings with the applicant.

19/112P MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held on 18th July 2019:
Minutes of the previous meeting were proposed, seconded, approved and signed.

19/113P MEETING OPEN TO THE PUBLIC

Cllr Linsdell spoke about agenda item 5.1 and was concerned any changes to the development should reduce the amount of provision for car parking spaces.

19/114P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1 2018/2626REM [Brought forward from meeting 18.07.19]
Application for approval of reserved matters following outline approval 2014/1522/OTS for the construction of up to 220 dwellings (C3), open space and drainage infrastructure, formation of new means of vehicular access on A371 and associated highway works, and associated infrastructure. Matters of appearance, landscaping, layout and scale to be determined. Additional information received 19.12.2018.

Land North Of The A371 And West Of Wells Wells Somerset [Haybridge]

It was agreed a letter should be sent to Mendip District Council expressing the committee's concern this item had been received for consideration after it had already been decided by the District Council. Cllr Briton also requested concerns be raised with MDC over its lack of provision in these developments for renewable energy.

Cllr Wride reported she and Cllr l'Anson had been invited by St Cuthberts Out Council to a meeting with the developers to discuss proposed changes to the application and they would report back to the committee.

- 2 2019/1461/FUL
Proposed erection of 4no 2 bedroom duplex dwellings.
1-2 The Mermaid Inn Tucker Street Wells BA5 2DZ
RECOMMEND: Refusal on the grounds of over development of the site.

- 3 2019/1471/HSE
Conversion of the single garage to turn it into a utility room and study.
37 Lethbridge Road Wells BA5 2FW
RECOMMEND: Approval

- 4 2019/1649/HSE
Single storey lean to extension to provide downstairs shower room and WC.
32 Mary Road Wells Somerset BA5 2NF
RECOMMEND: Approval
- 5 2019/1655/HSE
Proposed erection of a two storey side extension
4 Colles Road Wells BA5 3JZ
RECOMMEND: Approval
- 6 2019/1594/FUL
Proposed change of use from boarding house to offices
Canon Grange Cathedral Green Wells BA5 2UB
RECOMMEND: Approval
- TREES:**
- 7 2019/1657/TCA
Works to trees in a conservation area: T1 - Yew Tree, reduce by 1-2 metres.
Islington Farm Silver Street Wells Somerset BA5 1US
RECOMMEND: Approval
- 8 2019/1706/TCA
Proposed works to tree/s in a Conservation Area: Common Ash (T164) - Fell as tree
has significant Ash dieback disease.
17 East Liberty Wells Somerset BA5 2SZ
**RECOMMEND: Approval subject to replacement planting of a native species
tree.**
- 19/115P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT
COUNCIL: Noted**
- 19/116P DELEGATED RESPONSIBILITIES**
To delegate authority to the Acting Town Clerk in consultation with the Chairman and
Vice-Chairman, to decide any urgent matters arising before the next meeting.
- 19/117P ANY OTHER MATTERS OF URGENT REPORT**
Cllr Wride reported she had attended the Government Inspectors consideration of
MDC Local Plan Part 2 and this was ongoing.
Cllr Briton reported on a meeting she had attended about the proposed Pyrolysis
Plant at St Cuthberts Mill, Haybridge.
- 19/118P DATE OF NEXT MEETING: 7pm, Thursday 15th August 2019**
Cllrs S Briton and A l'Anson gave their apologies in advance.