

**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> DECEMBER 2019 AT 6.00PM**

**PRESENT:** Cllrs: L Agabani, S Briton, N Kennedy, C Rees, J Rust, C Wride (Chairman)

**IN ATTENDANCE:** WCC, S Bristow and S Glendinning  
Cllr J Linsdell  
SCC Cllr T Munt  
Chairman St Cuthberts Out, Cllr J Reeves  
1 member of public

**19/195P APOLOGIES FOR ABSENCE**  
Cllr A l'Anson (Vice-Chairman); J Osman (Mayor)

**19/196P DECLARATIONS OF INTERESTS**  
To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 26th July 2012: None declared.

**19/197P MINUTES OF THE PREVIOUS MEETING**  
To approve and sign the minutes of the meeting held on 5<sup>th</sup> December 2019: Minutes of the previous meeting were proposed, seconded, approved and signed.

**19/198P MEETING OPEN TO THE PUBLIC**  
Cllrs Reeves and Linsdell spoke. See below.

**19/199P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

**NOTE:** 2019/1381/OTS  
Land Off Elm Close Wells Somerset  
The above application (see 19/199P 6) was considered first to accommodate those wishing to speak:-

Cllr Reeves requested that MDC stick to the 6 months deferral which was originally put in place at their Board meeting on 20<sup>th</sup> November 2019. Discussion took place and members agreed that bringing the date forward for comments by 3<sup>rd</sup> January 2020 and going to Board on 22<sup>nd</sup> January 2020 was not acceptable. The Town Clerk will be asked to write a 'strong worded' letter to request this deferral.

J Linsdell presented a number of concerns as a resident of Elm Close. These comments have been submitted to MDC and can be viewed under Public Comment. Discussion took place and members agreed that there should be a traffic count before any further access points are considered.

See point 6 for Recommendation.

**1** 2019/2853/HSE  
Erection of a car port, entrance porch and convert garage to ancillary accommodation.  
59 Ash Lane Wells BA5 2LW  
**RECOMMEND: APPROVAL**

**2** 2019/2898/HSE  
Proposed first floor side extension and veranda.  
1 Colles Close Wells BA5 3JY  
**RECOMMEND: APPROVAL**

- 3      2019/2879/HSE  
Erection of single storey Extension.  
11 Stoberry Crescent, Wells BA5 2TG  
**RECOMMEND: APPROVAL**
- 4      2019/2854/HSE  
Proposed extensions and covered walkway.  
Park Cottage Silver Street Wells BA5 1US  
**RECOMMEND: APPROVAL**
- 5      2019/2855/HSE  
Creation of new vehicular access and parking.  
33 Bath Road Wells BA5 3HR  
**RECOMMEND: APPROVAL - Consider planting shrubbery, including a specimen tree, on remaining tarmac-free area**
- 6      2019/1381/OTS  
Application for Outline Planning Permission with some matters reserved for erection of up to 100 dwellings with public open space with only details of access considered. (amended plans rec'd 10.12.2019).  
Land Off Elm Close Wells Somerset  
**RECOMMEND: REFUSAL on the grounds that 6 months deferral, which was put in place at MDC Board meeting on 20<sup>th</sup> November 2019, should be honoured. Also, a vehicle survey needs to be carried out before access points are considered.**
- 19/200P      TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL – Noted**
- 19/201P      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.
- 19/202P      ANY OTHER MATTERS OF URGENT REPORT**
- Cllr Briton spoke on the Future Home Standard Consultation, details of which have been sent to the Town Clerk.
- Cllr Kennedy said he would like to see District Councillors on Planning attend WCC Planning meetings. Members agreed. The Chair will ask the Town Clerk to advise MDC the same.
- Cllr Wride announced stepping down from Chairman. The next agenda will include election of new Chairman. Cllr Wride will remain on the Planning Committee. Members thanked Celia for her past commitment as Chairman.
- 19/203P      DATE OF NEXT MEETING: 7pm, Thursday 9<sup>th</sup> January 2020**