

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 22nd OCTOBER 2020 AT 7:00PM VIA ZOOM

PRESENT ON ZOOM: Cllrs: L Agabani, J Browne, R Humphreys, A l'Anson (Chairman),
N Kennedy, J Rust

IN ATTENDANCE ON ZOOM: Town Clerk: S Luck
Cllrs: J Linsdell
WCC Staff: S Glendinning, A Westwood
SCC Cllr T Munt
2 members of the public

Cllr A l'Anson (Chairman) started the meeting by welcoming the new committee members and thanking those, no longer serving on the committee, for their service.

1 APOLOGIES FOR ABSENCE Cllrs O Hartley (Deputy Mayor), P Welch (Mayor)

2 DECLARATIONS OF INTEREST

To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 26th July 2012.

Cllr A l'Anson declared a personal interest with Agenda Item 7.6

Cllr J Rust declared a personal interest with Agenda Item 8

3 ELECTION OF VICE-CHAIRMAN

It was agreed Cllr J Rust be elected as Vice-Chairman.

4 MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held remotely on 1st October 2020:
Minutes of the previous meeting were proposed, seconded, approved and will be signed as a correct record in due course.

5 MEETING OPEN TO THE PUBLIC

The meeting was attended by two members of the public.

Mr C Simons commented on Agenda Item 6.1 and use of 'A' boards in the city, which is noted in Item 11.

Mr P Welsh commented on Agenda Item 8.

6 PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

6.1 2020/1856/VRC

Variation of condition 16 (delivery hours) of permission 2012/2927
(Variation of conditions 25 and 30 on planning permission 2012/1727
(development of a foodstore on the EMI Club/Whiting Way site).
Location: Waitrose Ltd Whiting Way Wells Somerset

Mr C Simons spoke and gave his objections.

RECOMMEND: Refusal on grounds of adverse effect on neighbouring properties

6.2 2020/1858/HSE

Proposed loft conversion and dormer extension.

Location: Fairfield House 90 Wookey Hole Road Wells BA5 2NQ

RECOMMEND: Delay for a site visit to be arranged

- 6.3 2020/1976/OTA
Outline Planning Permission with all matters reserved for the erection of 1no two bedroom dwelling house.
Location: 28 Hervey Road Wells Somerset BA5 3JD
RECOMMEND: Refusal on grounds of over development of plot
- 6.4 2020/1822/HSE
Erection of a first floor extension, alterations to ground floor windows and doors and internal refurbishment.
Location: 35 New Street Wells BA5 2LE
RECOMMEND: Approval
- 6.5 2020/1281/ADV
Erection of signage including 14 illuminated and non illuminated signs.
Location: Wm Morrisons Supermarkets Plc East Somerset Way Wells BA5 1SQ
RECOMMEND: Refusal, no illumination permitted on main store, recommend only permitted on petrol station
- 6.6 2020/1930/HSE and 2020/1931/LBC
Single storey rear extension and internal alterations to existing Grade 2 Listed dwelling.
Location: 5 Harpers Almshouses 28 Chamberlain Street Wells BA5 2PJ
RECOMMEND: Approval
- 6.7 2020/2039/HSE
Erection of a single storey rear extension.
Location: 47 Balch Road Wells Somerset BA5 2BY
RECOMMEND: Approval

TREES:

- 6.8 2020/1952/TCA
Proposed works to tree/s in a Conservation Area: T1 (Copper Beech)
- Reduce cracked limb by 2m or further if required and prune branches to allow 2m clearance from adjacent buildings.
Location: NatWest Bank 7 High Street Wells Somerset BA5 2AD
RECOMMEND: Approval
- 6.9 2020/2075/TCA
Horse Chestnut Tree. Branch snapped off landing in school grounds, tree needs cutting back.
Location: 16 Chamberlain Street Wells BA5 2PF
RECOMMEND: Refusal on grounds of inadequate information provided. The applicant be asked to provide a report from a qualified arboriculturalist.

7 **TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL**
Noted.

8 **APPEAL:**

2020/0073/TEL Appeal Ref : APP/Q3305/W/20/3257171
The installation of a 12.5m lattice Mast with ground based cabinets and ancillary development.
Appeal Location: Wells Cathedral School Sports Ground Torhill Lane Wells BA5 3NT

Mr P Welsh spoke and gave objections to the Appeal.

RECOMMEND: Submit comments to the Planning Inspectorate based on grounds of inappropriate setting, too close to school changing rooms and play area.

9 THE WHITE PAPER

All content agreed. No further comments added.

10 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.

11 ANY OTHER MATTERS OF URGENT REPORT

Mr C Simons raised the issue of business 'A' boards obstructing the pedestrian pavements in the Market Place and High Street..

Cllr T Munt to raise with SCC and report back to the next planning meeting on 5th Nov and to liaise with Mr Simons.

Cllr T Munt thanked the committee for allowing her to regularly attend and provide her views at the planning meetings.

12 DATE OF NEXT MEETING: 7:00 pm, Thursday 5th November 2020