

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 18<sup>TH</sup> MARCH 2021 AT 7:00PM VIA ZOOM

**PRESENT ON ZOOM:** Cllrs: L Agabani, J Browne, O Hartley (Deputy Mayor), R Humphreys, A l'Anson (Chair), P Welch (Mayor)

**IN ATTENDANCE ON ZOOM:** Town Clerk: S Luck  
WCC Staff: S Bristow, A Westwood  
SCC Cllr: T Munt  
Mr Marcel Hayden, Chair SCO  
No other members of public

**21/45P APOLOGIES FOR ABSENCE**

Cllr J Rust (Vice-chair).

Cllr N Kennedy not in attendance.

**21/46P 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 in Application 2021/0479/TCA (see 7) as he is a friend of the Applicant.

**21/47P MINUTES OF THE PREVIOUS MEETING**

To approve and sign the minutes of the meeting held remotely on 4<sup>th</sup> March 2021. Minutes of the previous meeting were proposed, seconded, approved and will be signed by the Chair as a correct record in due course.

**21/48P MEETING OPEN TO THE PUBLIC**

With reference to 21/51P below, Armchair Field Appeal - 2019/2883 - APP/Q3305/W/20/3257000

Marcel Hayden, Chairman SCO, spoke of reasons why it should not go ahead. He invited questions.

Following discussion, all members were in support of objecting this Appeal. Cllr l'Anson will submit representations to the Planning Inspectorate on behalf of WCC opposing the Appeal.

Tessa Munt mentioned that WCC has grounds to reiterate the importance of replacement of hedges and grass.

The hearing will take place on 5<sup>th</sup> May and the Chair will be attending.

The Chair thanked Marcel Hayden for attending the meeting and for his valuable comments.

**21/49P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

1

2021/0316/FUL

Erection of 1no. dwelling house, demolition of existing single garage to form parking for existing and proposed dwelling together with minor alterations to the fenestration of the existing dwelling. (Resubmission).

31 Churchill Road East Wells Somerset BA5 3HU

**RECOMMEND: Approval**

- 2        2021/0366/HSE  
Single storey side extension to replace existing garage/entrance, lower ground floor single storey rear extension and partial conversion of undercroft.  
4 Kidder Bank Wells Somerset BA5 3JT  
**RECOMMEND: Approval**
- 3        2021/0392/HSE  
Demolish existing rear single storey kitchen and erect new rear single storey extension.  
21 Tor Street Wells Somerset BA5 2US  
**RECOMMEND: Approval**
- 4        2021/0541/HSE  
Erection of single storey side extension.  
23 Kippax Avenue Wells Somerset BA5 2TT  
**RECOMMEND: Approval**
- 5        2021/0305/HSE  
Erection of western elevation single storey extension with garage following demolition of the existing rear conservatory, wall and garage.  
37 St Cuthbert Avenue Wells Somerset BA5 2JS  
**RECOMMEND: Approval**
- 6        2021/0301/TEL  
Application for prior approval of telecommunications development for the Installation of 3 bay telecommunications cabinet with associated works.  
Coach Park Princes Road Wells Somerset  
**RECOMMEND: Approval**
- TREES:**
- Cllr l'Anson left the meeting for the next item and Cllr Agabani took the Chair.**
- 7        2021/0479/TCA  
T1: Yew - crown raise limbs to 2.5m to sound pruning points. T2: Robinia - reduce limbs. Remove mistletoe present in canopy. T3: Holly - crown raise limbs to 2.5m to sound pruning points. T4: Yew -crown raise limbs to 2.5m to sound pruning points. (All overhanging Market Street Footpath and Road).  
1 St Cuthbert Street Wells Somerset BA5 2AW  
**RECOMMEND: Approval**
- Cllr l'Anson returned to Chair the meeting.**
- 8        2021/0495/TCA  
T1 - Birch - reduce upper canopy by 2.1m to previous pruning points.  
43 St Thomas Street Wells Somerset BA5 2UY  
**RECOMMEND: Approval**
- 9        2021/0364/TCA  
T1-T4 - Ash Trees and T5 - Cherry Tree (T5) - Reduce the trees back to the previous points X 2 metres.  
The Full Moon Inn 42 Southover Wells Somerset BA5 1UH  
**RECOMMEND: Approval**
- 10       2021/0572/TCA  
Holly (G1) - Coppice all stems to ground level retaining two standard trees. Replant gaps with 80-100cm height holly specimens.  
Yew (G2) - Prune back lateral growth on West aspect by 2m maximum.  
Wells Cathedral School North Liberty Wells Somerset BA5 2SS  
**RECOMMEND: Approval**

**21/50P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL**  
None received

**21/51P ARMCHAIR FIELD APPEAL - 2019/2883 - APP/Q3305/W/20/3257000**

**WCC to make representations to the Planning Inspectorate, as follows:**

Wells City Council endorses the grounds of refusal of application reference 2019/2883 for the construction of 148 dwellings on land to the west of Underwood Business Park subject to this appeal, reference APP/Q3305/W/20/3257000.

In particular, they consider that:

1. the proposed development would have a detrimental impact on the openness of the rural setting of Wells as viewed from Portway and the Portway housing estate against the background of the Area of Outstanding Natural Beauty and
2. the loss of the hedgerow as required for the access and visibility splay together with the destruction of this greenfield site would have an adverse effect on the biodiversity of the site and the surrounding area.

Furthermore, we would ask the Inspector to take account of the burden that development of this site for 148 dwellings with the additional population reliant on Wells would place on its infrastructure in terms of such matters as vehicular traffic, car parking, schools and medical services.

**Marcel Hayden, Chairman SCO, who attended meeting, spoke. This item was dealt with during the Public Speaking 21/48P above.**

**21/52P 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.

**21/53P ANY OTHER MATTERS OF URGENT REPORT**

Cllr l'Anson mentioned the consultation on the local green spaces. He intends to ask the Town Clerk to write to the owners of green spaces, to be included in the Neighbourhood Plan. Cllr l'Anson will report to the next Council meeting.

**21/54P DATE OF NEXT MEETING: 7:00 pm, Thursday 1<sup>st</sup> April 2021**