

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 3RD | JUNE 2021 AT 7:00PM

PRESENT: Cllrs: L Agabani, J Browne, A l'Anson (Chair), N Kennedy, S Powell,
J Rust (Vice-chair), P Welch (Mayor)

IN ATTENDANCE: Town Clerk: S Luck
SCC Cllr T Munt
2 Members of the Public

21/80P APOLOGIES FOR ABSENCE:
None

21/81P DECLARATIONS OF INTEREST

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

All members declared a personal interest in agenda item number 5 as the applicant is a member of the committee.

Cllr Rust declared a personal interest in agenda item number 6 as she lives close to the proposed building.

21/82P MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held on 6th May 2021.

To approve and sign the responses from the applications considered under delegated authority on 20th May 2021.

Members agreed the Chair can sign the minutes as a true record.

21/83P MEETING OPEN TO THE PUBLIC

Two members of the public Shelagh Addis and Chris Hand spoke against agenda item number 6. They both had concerns over the height of the proposed building, design of the garage roof, lack of sufficient vehicle manoeuvring space within the plans and access onto the road.

21/84P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2021/0999/HSE
Proposed single storey extension to rear.
1 Paray Place Bath Road Wells Somerset BA5 3HP
RECOMMEND: Approval

2 2021/0929/HSE
Erection of detached garage and car port.
32 College Road Wells Somerset BA5 2TB
RECOMMEND: Refusal on the grounds that the proposed development of this open space would adversely affect the character and appearance of College Road.

- 3 2021/0767/VRC
Application to vary condition 1 of planning approval 2018/1752/REM (Application for approval of Reserved Matters (Layout; Scale; Appearance; and Landscaping) relating to Plot 7 (formerly known as Plot G) following outline approval 059850/005 for the redevelopment of the wider Cathedral Park Site).
Plot 7 Cathedral Park Wells Somerset
RECOMMEND: Approval on the basis that the Chair had discussed the nature of the application with the architect who had confirmed that the application is for a Non Material Amendment relating to provision of services which would not affect the extent of area approved for development. The only other change related to alteration of a portal roof to a mono pitched roof.
- 4 2021/1056/HSE
Single storey rear extension.
87 Balch Road Wells Somerset BA5 2BX
RECOMMEND: Approval
- 5 2021/1054/FUL and 2021/1055/LBC
Proposed 'temporary' erection of a marquee to the front of the premises to provide an external seating area.
12 Market Place Wells Somerset BA5 2RB
RECOMMEND: Referred to Mendip D.C. without discussion or vote due to the fact that the applicant is the spouse of a member of the Planning Committee.
- 6 2021/0998/FUL
Erection of 1No. dwelling within the curtilage of existing dwelling.
Lanteglos House St Thomas Street Wells Somerset BA5 2UZ
RECOMMEND: Refusal on the grounds of overdevelopment consequent on the lack of sufficient vehicle manoeuvring space within the site.
Cllr Rust left the meeting for this item after declaring an interest.
Cllr Rust returned to the meeting.
- 7 2021/1087/HSE
Erection of a single storey extension to front elevation.
46 Ash Lane Wells Somerset BA5 2LS
RECOMMEND: Approval
- 21/85P **TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL**
None received.
- 21/86P **DELEGATED RESPONSIBILITIES**
To delegate authority to the Town Clerk in consultation with the Chair and Vice-Chair, to decide any urgent matters arising before the next meeting.
- 21/87P **ANY OTHER MATTERS OF URGENT REPORT**
Cllr Rust raised the issue of pavement licences and the blocking of pavements causing problems for pedestrians.
The Town Clerk was asked to write to MDC stressing that the City Council would like to view the notifications on pavement licences as consultees so they can make representations. Cllr Agabani will provide the MDC Officer details to the Town Clerk.
- 21/88P **DATE OF NEXT MEETING: 7:00 pm, 17th June 2021**

Minutes signed by The Chair: Date: