

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 2nd SEPTEMBER 2021 AT 7:00PM

PRESENT: Cllrs: L Agabani, A l'Anson (Chair), N Kennedy, S Powell, T Robbins,
J Rust (Vice-Chair), P Welch (Mayor)

IN ATTENDANCE: Town Clerk S Luck
Town Clerk's Assistant C Woodland
SCC Cllr T Munt
MDC Tree Officer B Walsh
Four members of the public

21/130P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:
Cllr J Browne

21/131P DECLARATIONS OF INTEREST
Cllrs L Agabani and T Robbins declared a personal and prejudicial interest in agenda item 6.2
Cllr P Welch declared a personal interest in agenda item 6.9

21/132P MINUTES OF THE PREVIOUS MEETING
To approve and sign the minutes of the meeting held on
5th August 2021
19th August 2021. (held under delegated authority)
Members agreed the Chair can sign the minutes as a true record

21/133P MEETING OPEN TO THE PUBLIC
Three members of the public raised their concerns about agenda item 6.9, the change of surface treatments to pathways, land off Glastonbury Road, they reported general concerns of residents, not about the application in particular, but the delays the application is causing on the developer finishing work on the estate.
SCC Cllr T Munt spoke about concerns she had received on the general problem of residents getting their roads adopted by SCC Highways, she highlighted the need of agenda item 6.9 that the proposed works were to a standard that would allow future adoption of the road.

21/134P PRESENTATION BY BO WALSH, MDC TREE OFFICER
MDC Tree Officer Bo Walsh spoke to members about the duties and legal responsibilities of Tree Officers, their work with Local Authority Planning Officers and the input they have on planning applications.
He also spoke about tree preservation orders (TPO) on individual and groups of trees, the application process, time needed to secure a TPO on a tree.
He answered questions from members on the influence their recommendations had on tree work and planning applications.

21/135P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 [2021/1785/HSE](#) and [2021/1786/LBC](#)
Repair of Balcony Roof and replacement railings
Flat 6 19 New Street Wells Somerset BA5 2LD
RECOMMEND: APPROVAL

- 2 [2021/1793/VRC](#)
Application to vary condition 3, 4 and 5 (use of trading hours and outside areas) of planning approval 2012/1196 (Change of use of premises from A1 (retail) to A4 (public house))
18 Priory Road Wells Somerset BA5 1SY
RECOMMEND: REFUSAL, adverse effect on neighbouring residential properties.
- 3 [2021/1819/HSE](#)
Erection of single storey timber conservatory
2 Teulon Court St Thomas Street Wells Somerset BA5 2UP
RECOMMEND: APPROVAL
- 4 [2021/1830/HSE](#)
Renovations to include new fenestration, canopy, driveway and garage
Bethany 2 Reservoir Lane Wells Somerset BA5 2QZ
RECOMMEND: APPROVAL
- 5 [2021/1832/HSE](#)
Demolition of two single storey extensions and erection of single and two storey extension and associated alterations
12 South Street Wells Somerset BA5 1SJ
RECOMMEND: APPROVAL
- 6 [2021/1797/HSE](#)
Demolition of porch, erection of side extension, addition of roof top balcony, replacement of windows and installation of roof lights
2 Lovers Walk Wells Somerset BA5 2QL
RECOMMEND: APPROVAL, subject to deletion of the proposed balcony which may adversely affect occupiers of neighbouring properties. However, the Committee were displeased to note that the applicant had pre-empted their decision by carrying out preparatory work i.e. demolition of two external walls.
- 7 [2021/1876/HSE](#)
Alterations and first floor extension
53 Milton Lane Wells Somerset BA5 2QT
RECOMMEND: APPROVAL
- 8 [2021/1904/HSE](#)
Erection of garage & rear single storey extension
58 Keward Avenue Wells Somerset BA5 1TS
RECOMMEND: APPROVAL
- 9 [2021/0819/FUL](#)
Change of surface treatments to the pathway network across the public open space part of the site from hoggin to tarmacked surface with PCC edging (revised plans rec'd 19th August 2021)
Land Off Glastonbury Road Wells Somerset
RECOMMEND: DEFER, in the hope that at the next meeting the applicant's architect will attend to provide a clearer explanation of the application and that a representative of the County Council's Highways Department will also attend to establish the position as to adoption of the highways and other elements of the application.
- TREES:**
- 10 [2021/1795/TCA](#)
T1 - Pear Tree - Fell.
31B St Thomas Street Wells Somerset BA5 2UU
RECOMMEND: REFUSAL, the committee request the tree is pruned not felled.

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[021/1694/TPO](#)

M1146 (Sweet Chestnut) - Cut back tree by 30%

8 Singleton Court Wells Somerset BA5 2NE

RECOMMEND: APPROVAL

21/136P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL

None received

21/137P REGENERATION OF WELLS HIGH STREET

Cllr l'Anson on the WCC grant funding for regeneration of the High Street (attached) bid for regeneration funding of up to £15,000 (attached). Members asked questions and it was agreed the item would be discussed at Full Council.

21/138P 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.

21/139P ANY OTHER MATTERS OF URGENT REPORT

Cllr l'Anson reported on three items:

1. Discussions he had regarding felling of trees at Strawberry Wood.
2. He also reported he had been working with Cllr Rust regarding the work carried out by Serious Stages which will now require a planning application.
3. Discussions had taken place regarding possible works to the Mendip Hospital Cemetery Chapel.

21/140P DATE OF NEXT MEETING: 7:00pm, 16th September 2021

Minutes signed by The Chair: Date: