

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 19TH MAY 2016 AT 7.00PM

PRESENT: Cllrs: M Brandon; C Briton; A Gibson (Deputy Mayor);
N Kennedy (Chairman); C Wride

IN ATTENDANCE: Town Clerk: F White
Cllrs: J North; T Robbins
6 members of the public

16/95P APOLOGIES FOR ABSENCE

Cllrs: C Cox; D Swain (Vice-Chairman); G Wilson (The Mayor)

16/96P DECLARATIONS OF INTERESTS

Cllr Briton declared a personal interest as trustee, in application 2016/6969, Llewellyns Almshouses.
See 16/98P

16/97P MINUTES OF THE MEETING HELD ON 5TH MAY 2016

Minutes of the previous meeting were proposed, seconded, approved and signed.

16/98P MEETING OPEN TO THE PUBLIC

Cllr Robbins spoke about the MDC Street Trading Policy Consultation. Cllr North declared a personal interest in this matter as a member of Mendip District Council.

It was agreed that members of the public would speak as planning applications arose.

16/99P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1 2016/0905/FUL & 2016/0906/ADV
Replace fascia sign only
12 Market Place Wells Somerset BA5 2RB
RECOMMEND APPROVAL
- 2 2016/0894/LBC
Introduction of new structural steelwork in first floor ceiling below second floor level to support failing timber beams and overloaded second floor.
59-61 High Street Wells Somerset BA5 2AG
RECOMMEND APPROVAL
- 3 2016/0072/LBC
Internal alterations. (Amended plans received 21st April 2016: revised location plan to include No. 10 within site boundary and revised Listed Building Statement to take account of the listed status of No.10.)
10 and 12 New Street Wells Somerset BA5 2LQ
RECOMMEND APPROVAL
- 4 2016/6969/LBC
Replacement of rear ground floor windows
1-16 Llewellyns Almshouses Priest row Wells BA5 2PZ
(Cllr North spoke in support of this application)
RECOMMEND APPROVAL

Reasons:

- i. **For the health, safety and well-being of the residents**
- ii. **In the interests of sustainability and conservation: the improvements would reduce heating bills, conserve energy, provide insulation and reduce draughts**
- iii. **In the interests of conserving the general structure of the listed buildings by reducing the ingress of damp and progress of deterioration**
- iv. **There will be no visual impact but great benefit to the very elderly residents. This development is commended.**

5 2016/0523/FOOT

Application for the diversion of public rights of way.
Land Lying South of Riverview Wells Somerset BA5 1TR
A member of the public spoke about this application.

RECOMMEND REFUSAL

Reasons:

- i. **Insufficient information is provided regarding the future development; the need to divert the footpath, and the required route, has not been fully justified.**
- ii. **There are concerns regarding road safety due to:**
 - a. **proximity of the proposed exit to the bus stop**
 - b. **proximity to junction of Jocelyn Drive**
 - c. **lack of details of exit method onto the Glastonbury Road (provision of a gate, safe area, etc.?)**
- iii. **If this proposal were to be approved the Council would be expect a S106 condition to ensure provision of appropriate public amenity, with signage.**

Comment:

Where is 'Riverview'? There is no such property known.

6 2016/0984/FUL

Demolition of existing store building and new build construction of classrooms
Wells Cathedral School 15 North Liberty Wells Somerset BA5 2ST

RECOMMEND APPROVAL

7 2016/1111/LBC

Change exterior paint colour to slaked lime mid and replace existing rotten fascia board to match exterior with new fascia board
14A Broad Street Wells Somerset BA5 2DN

RECOMMEND APPROVAL

7.1 2016/1112/ADV

Application for consent to display 3 fascia signs.
14A Broad Street Wells Somerset BA5 2DN

RECOMMEND APPROVAL

8 2016/1043/HSE

Single storey front extension.
24 Kippax Avenue Wells Somerset BA5 2TT

RECOMMEND APPROVAL

TREES:

9 2016/1142/TCA

Proposed coppicing of 15 trees on bank to ground level.
Moat Walk Wells Somerset BA5 2PD

RECOMMEND APPROVAL

- 10** 2016/0885/TCA
Felling of T1 Thuja Tree. (Amended Specification).
Westfield House Old Frome Road Wells Somerset BA5 3DH
Not in our area: no comment.

APPLICATIONS ON THE BOUNDARY OF PARISH:

- 11** 2016/1156/OTS
Application for Outline planning permission (with all matters reserved) for a food production campus (use class B2), comprising food production, dispatch, offices, cookery academy and associated infrastructure and landscaping.
Dulcote Quarry Dulcote Hill Lane Dulcote Wells BA5 3PZ
Amendments received 12th May 2016
Comment: Not in our parish
The City Council would welcome this development

- 12** 2016/1155/FUL
Erection of a food production facility (use class B2) and associated gatehouse, pavilion, access, landscaping, swales, water treatment plant and pumping station.
Dulcote Quarry Dulcote Hill Lane Dulcote Wells Somerset
Amendments received 12th May 2016
Comment: Not in our parish
The City Council would welcome this development

16/100P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted

16/101/P MDC STREET TRADING POLICY CONSULTATION
The matter was discussed and a response agreed for submission to MDC.

16/102P 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:
RESOLVED.

16/103P ANY OTHER MATTERS OF URGENT REPORT
The Chairman thanked the committee for their work during the year and for the enthusiasm and commitment they had shown.
The Deputy Mayor thanked Cllr Kennedy for his Chairmanship.

16/104P DATE OF NEXT MEETING: 7.00pm, Thursday 2nd June 2016