

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 21ST JULY 2016 AT 7.00PM

PRESENT: Cllrs: M Brandon (Vice-Chairman); C Briton; A Gibson (Mayor); N Kennedy (Chairman); J North (Deputy Mayor); D Swain;

IN ATTENDANCE: Town Clerk: F White
3 members of the public

16/139P APOLOGIES FOR ABSENCE

Cllrs: G Wilson; C Wride

16/140P DECLARATIONS OF INTERESTS

Cllr Gibson (The Mayor) declared a personal and prejudicial interest in application 2016/1615 as friend of the applicant, and left the room while this item was considered.

Application 2016/1663: the applicant/owner is a member of the committee, it was agreed not to comment on this item, due to conflict of interests for members.

16/141P MINUTES OF THE MEETING HELD ON 7TH JULY 2016

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

16/142P MEETING OPEN TO THE PUBLIC

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

16/143P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1 2016/1625/HSE
Rear extension to form porch
5 Melbourne House Mews Wells BA5 2PG
RECOMMEND APPROVAL

- 2 2016/1372/HSE
Proposed single storey rear extension.
29 Osmond Drive Wells BA5 2JX
RECOMMEND APPROVAL

(The Mayor left the room)

- 3 2016/1615/HSE
Erection of a single-storey rear extension.
10 Fir Tor Avenue Wells Somerset BA5 2LY
RECOMMEND APPROVAL
(The Mayor returned)

- 4 2016/1635/HSE
Erection of two storey side and single storey rear extension
46 Goodymoor Avenue Wells BA5 2JJ
RECOMMEND APPROVAL
- 5 2016/1021/HSE
Replace existing double glazed units with slim-line Critall Windows in keeping with the original style of windows
13 Priory Road Wells Somerset BA5 1SU
RECOMMEND APPROVAL
- 6 2016/1631/HSE
Demolition of existing utility room and single garage. Construction of new single storey family dining room, boot room, laundry room & shower room.
105 Portway Wells BA5 2BR
RECOMMEND APPROVAL
- 7 2016/1663/VRC
Application for variation of condition 2 (drawing numbers) following grant of planning permission 2015/3089 to increase the width of the opening and to make a larger off road parking & turning area.
91 Wookey Hole Road Wells BA5 2NH
Not appropriate for this Council to comment
- 8 2016/1566/HSE
Single Storey Extension and alterations to outbuilding
3 Davis Terrace Tucker Street Wells BA5 2DX
RECOMMEND REFUSAL (part)
Reasons:
i. **The single storey extension would have a detrimental impact on the neighbouring property, No.4, by reason of unacceptable reduction of light and privacy**
ii. **Over-development of the site**
iii. **Over-bearing nature of the extension**
iv. **Extension not in keeping with the neighbouring properties**
NOTE:
NO OBJECTION to the proposed alterations to the outbuilding
- 9 2016/1687/HSE
Single storey rear extension replacing conservatory and a single storey front extension
43 Bekynton Avenue Wells BA5 3NG
RECOMMEND APPROVAL

- 10 2016/1584/HSE
Single storey rear extension; fencing to rear garden; reinstatement/replace garage door; revisions to internal layout; replacement glazing and external doors and re-render property
42 North Road Wells BA5 2TL
RECOMMEND APPROVAL
- TREES:**
- 11 2016/1651/TCA
Notification of proposed works to trees in a conservation area: reduce height of Ash tree (T1) to approximately 1.5m below the telephone wires and reduce height of Cherry tree (T2) to approximately 1.5m below the telephone wires.
53A St Thomas Street Wells Somerset BA5 2UY
RECOMMEND APPROVAL
- 12 2016/1682/TPO
Prune back branches on Trees: T1 Cooper Beech; T2 Mountain Ash; T3 Mountain Ash; T4 Common Lime; T5 Western Red Cedar; T6 Western Red Cedar on TPO M1074 on Ethel Street that are overhanging the wall of the service yard of Tesco Store
Tesco Supermarket Tucker Street Wells Somerset BA5 2DZ
RECOMMEND APPROVAL
- 13 2016/1756/TCA
Notification of proposed works to trees in a conservation area; Lawson Cypress (T1) fell to ground level and Leyland Cypress (T2) fell to ground level
46 North Road Wells BA5 2TL
RECOMMEND REFUSAL
Reason:
Insufficient information provided to explain why these trees are to be felled.
Advise that the Tree Officer should look into this proposal.
- 14 2016/1754/TCA
Notification of proposed works to trees in a conservation area; Purple Plum (T1) fell to ground level
92 St Thomas Street Wells BA5 2UZ
RECOMMEND APPROVAL
Reasons:
Good reasons are given for felling this tree and replanting is provided for.
- 16/144/P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL:**
Noted
- 16/145/P REPRESENTATIONS TO MDC PLANNING BOARD 20TH July 2016 : NOTED**
2016/0588/LBC
7 Chamberlain Street Wells BA5 2PE

2016/0969/LBC
1-16 Llewellyns Almshouses Priest Row Wells BA5 2PZ

2016/0627/ADV
Wells Leisure Centre Charter Way Wells Somerset BA5 2FB

16/146/P LICENSING VARIATION: NOTED

PRP0277:

Notification of application to vary the premises licence:
Fountain Inn 1 St Thomas Street Wells BA5 2UU

16/147P ANY OTHER MATTERS OF URGENT REPORT

- i. Trees in the Market Place: these are becoming overgrown; MDC Tree Officer has said the only remedy would be to remove the middle one. The Open Spaces team will do some pruning around the streetlights when the Christmas lights are put in.
- ii. Cllr North reported on improvements to access to the public footpath and the play area at the Barratt homes development adjacent to Morrisons.
- iii. The application for funding the Housing Needs survey has been completed.
- iv. The Neighbourhood Plan will be on the agenda for discussion in September.

**16/148P DATE OF NEXT MEETING: 7.00pm Thursday 11TH AUGUST 2016
Urgent matters only**