

**WELLS CITY COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 20<sup>TH</sup> OCTOBER 2016 AT 7.00PM**

**PRESENT:** Cllrs: A Gibson (Mayor); M Brandon (Vice-Chairman); C Briton; N Kennedy (Chairman); J North (Deputy Mayor); G Wilson; C Wride.

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

**16/190P APOLOGIES FOR ABSENCE**  
Cllrs: D Swain

**16/191P DECLARATIONS OF INTERESTS**  
None declared

**16/192P MINUTES OF THE MEETING HELD ON 6<sup>TH</sup> OCTOBER 2016**  
Minutes of the previous meeting were proposed, seconded, approved and signed.

**16/193P MEETING OPEN TO THE PUBLIC**  
Cllr Robbins spoke as a member of the public representing residents and businesses around Guardhouse Lane. There are concerns regarding the unkempt state of the lane and of the New Look service car park. The committee considered the hazards to public health and safety and the Clerk was instructed to contact various bodies requesting remedial actions.

**16/194P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

- 1** 2016/2311/FUL **and** 2016/2312/LBC  
Change of use from B1 office use to single dwelling house involving internal alterations  
64 High Street Wells BA5 2RS  
**RECOMMEND APPROVAL**
- 2** 2016/2369/HSE  
Proposed two storey side extension  
9 West Street Wells BA5 2HQ  
(The applicant spoke to present the proposal)  
**RECOMMEND APPROVAL**
- 3** 2016/2378/HSE  
Demolition of existing single storey rear lean-to extension and erection of new single storey extension  
2 Tor Woodlands Tor Street Wells BA5 2UT  
**RECOMMEND APPROVAL**
- 4** 2016/2402/LBC  
Reinstatement of stone mullions and timber frame windows. Installation of boiler flue  
25 East Liberty Wells Somerset BA5 2SZ  
**RECOMMEND APPROVAL**
- 5** error

- 6 2016/2405/HSE  
Proposed new entrance and hardstanding  
10 Portway Avenue Wells BA5 2QF  
**RECOMMEND APPROVAL**  
(As ward district councillor, Cllr North abstained from the vote)
- 7 2016/2390/LBC  
Installation of through floor lift all internal work  
60 St Thomas Street wells BA5 2UZ  
**RECOMMEND APPROVAL**
- 8 2016/2276/ADV  
New branded White Stuff fascia signage and side hanging blade sign.  
Fascia logo to be placed centrally above door  
Letters of varying depths to be painted Farrow and Ball Lime White Eggshell finish.  
Shop front sanded, sealed and re-painted in WS Green NCS 7010-G10Y with moulding detail added  
49 High Street Wells BA5 2AE  
**RECOMMEND APPROVAL**
- 9 2016/2419/HSE  
Construct a single storey conservatory attached to the rear of the house; with materials that match the existing style of the building  
44 Milton Lane Wells BA5 2QS  
**RECOMMEND APPROVAL**
- 9.1 2016/2287/HSE  
Incorporating the existing loggia into the dining room and re-position front door into a proposed porch  
44 Milton Lane Wells BA5 2QS  
**RECOMMEND APPROVAL**
- 10 2016/2379/HSE  
Rear roof / dormer works and alterations. (Amendment to planning approval 2015/2400 for 2 No. window dormers on elevation to 2 No. full height dormers.)  
63 Milton Lane Wells BA5 2QT  
**RECOMMEND APPROVAL**
- 11 2016/2315/HSE  
Installation of velux windows into existing room in attic  
10 South Street Wells BA5 1SJ  
**RECOMMEND APPROVAL**
- 12 2016/2439/FUL  
Use of 7 No sheltered house (as built) for use as open market unrestricted housing  
Ash Close Wells BA5 2QR  
**RECOMMEND REFUSAL**  
**REASON: The unit should remain sheltered housing, as originally designated.**  
**PLANNING BOARD REQUEST: Members note that a District Ward councillor has already commented, thus predetermining the decision. Therefore the committee requests that this application should go to the MDC Planning Board.**

**TREES:**

- 13** 2016/2364/TPO  
Proposed works to trees covered by TPO M1063/1995 as submitted schedule of work.

The Judges Lodging 19 New Street Wells BA5 2LD

**RECOMMEND APPROVAL**

- 14** 2016/2511/TCA  
Notification of proposed works to trees in a conservation area: Pear (T1) fell  
31B St Thomas Street Wells BA5 2UU

**RECOMMEND APPROVAL with condition: There should be suitable replacement planting.**

**16/195/P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL:**

Noted.

**16/196/P MDC PLANNING BOARD REPRESENTATIONS:**

- 2016/1820/LBC - 3 Market Place Wells BA5 2RF
- 2016/1901/FUL - Drum House Little Entry Wells BA5 2TP

To be considered by the Planning Board on 19<sup>th</sup> October 2016

Noted.

**16/197/P PROPOSED PUBLIC PATH DIVERSION:**

Glastonbury Road, Wells GR st 354250 144790

Noted.

**16/198/P SOMERSET COUNTY COUNCIL TRAFFIC AND TRANSPORT DEVELOPMENT PROPOSALS:**

- College Road
- Wookey Hole Road
- West St, Webbs Close
- Carlton Mews

Noted.

**16/199/P 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**

**16/200P ANY OTHER MATTERS OF URGENT REPORT**

Wells Neighbourhood Plan to be an item on the agenda for the next meeting.

**16/201P DATE OF NEXT MEETING: 7.00pm, Thursday 3<sup>rd</sup> November 2016**