

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 20TH APRIL 2017 AT 7.00PM

PRESENT: Cllrs: R Ayres; M Brandon (Vice-Chairman); N Kennedy (Deputy-Chairman); J North (Deputy Mayor); D Swain; C Wride (Chairman)

IN ATTENDANCE: Town Clerk: F White
Cllr R MacKenzie

17/74P APOLOGIES FOR ABSENCE
Cllrs C Briton; G Wilson

17/75P DECLARATIONS OF INTERESTS
Cllr North declared a personal and non-prejudicial interest as member in any matter that might be referred to Mendip District Council.

17/76P MINUTES OF THE MEETING HELD ON 6TH APRIL 2017
Minutes of the previous meeting were proposed, seconded, approved and signed.

17/77P MEETING OPEN TO THE PUBLIC
None present. It was agreed that Cllr MacKenzie would take part in the discussions.

17/78P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2017/0602/LBC
Erection of new car port.
22 Chamberlain Street Wells BA5 2PF
DECISION: RECOMMEND APPROVAL
- 2** 2017/0673/LBC
External repairs and maintenance.
Bricks Almshouses Priest Row Wells BA5 2QD
DECISION: RECOMMEND APPROVAL
- 3** 2017/0669/HSE
Erection of a carport and store, replacing existing garage.
3 Foster Close Wells BA5 3NB
DECISION: RECOMMEND APPROVAL
- 4** 2017/0770/LBC
Installation of a blue plaque to the front of the boundary wall.
The Rib St Andrew Street Wells BA5 2UR
DECISION: RECOMMEND APPROVAL
- 5** 2017/0733/FUL
Use of 7No sheltered houses (as built) for use as open market unrestricted housing (Resubmission of 2016/2439/FUL).
Ash Close Wells
DECISION: RECOMMEND REFUSAL
REASONS
 - i. These should be retained as sheltered or assured affordable housing.
 - ii. Lack of informative detail on marketing strategy and outcome.

- 6 2017/0754/HSE
Two storey side extension.
14 North Road Wells BA5 2TJ
DECISION: RECOMMEND APPROVAL
- 7 2017/0509/FUL
Reconstruction of side extension. Replacement of rear service buildings with new extension garage. Change of use – reversion to single dwelling from HMO.
3 Priory Road Wells BA5 1SR
DECISION: RECOMMEND APPROVAL
- 8 2016/2396/FUL
Retrospective application for the change of use C3 dwelling house to C2 residential institution (boarding house).
Brock House 6 New Street Wells BA5 2LQ
DECISION: RECOMMEND APPROVAL
- 9 2017/0443/FUL
Proposed erection of three dwellings and associated vehicular access.
Plot West of 32 Bekynton Avenue Wells
DECISION by majority vote: RECOMMEND APPROVAL
- 10 2017/0494/LBC
Application to vary the proposed material (timber cladding) on the existing Listed Building Consent (2016/1921/VRC) which comprises the demolition of an existing single storey rear extension and drama block. New construction of a single storey pupil bedrooms and two storey tutor accommodation with associated landscape works, including formation of temporary access.
9 New Street Wells BA5 2LD
DECISION: RECOMMEND APPROVAL on condition that the recommendations of the Conservation Officer are followed.
- 11 2017/0609/HSE
Single storey extension to rear of an existing bungalow.
72 Welsford Avenue Wells BA5 2JA
DECISION: RECOMMEND APPROVAL
- 12 2017/0607/HSE
Dormer/loft conversion to rear elevation, replacement of flat roof with pitched roof to rear elevation, and installation of two velux windows to front elevation.
19 Bath Road Wells BA5 3HP
DECISION: RECOMMEND APPROVAL
- 13 2017/0566/HSE
Single storey side extension.
8 Stoberry Crescent Wells BA5 2TG
DECISION: RECOMMEND APPROVAL
- 14 2017/0884/LBC
The attaching of a blue plaque to the front of the Barclays Bank building.
Barclays Bank 9 Market Place Wells BA5 2RH
DECISION: RECOMMEND APPROVAL
- 15 2017/0688/VRC
Variation of conditions 7 (sample panel), 8 (landscaping), 10 (estate roads), 13 (provision of woodland habitat) and 18 (car and cycle parking) of planning permission 2013/10633, to allow highway (s278) works to start before details in

respect of these conditions have been submitted and approved by the Local Planning Authority.

Land off Wookey Hole Road Wells

DECISION: RECOMMEND APPROVAL subject to vigilant monitoring by the relevant Officers.

- 16** 2017/0830/LBC and 2017/0829/FUL
Change of use from redundant storage for existing vets (D1) to two flats (C3), and associated internal alterations.
Westfield Veterinary Centre Westfield Road Wells BA5 2HS
DECISION by majority vote: RECOMMEND APPROVAL subject to attention being given to the comments submitted by the relevant officers:
- i. A noise impact assessment
 - ii. Query regarding lack of natural light

TREES:

- 17** 2017/0787/TCA
T1 Bay Tree - reduce in height by 3.5m and reshape
T2 Eucryphia - reduce by 2m and laterals to create columnar form to frame stain glass window.
T3 Lawson Cypress - remove to ground level.
T4 2 x Irish Yew - remove to ground level.
T5 Wild Cherry - remove due to decay.
T6 Pittosporum - Crown Lift to 5 metres and reduce crown by 2 metres.
T7 Portuguese Laurel - remove decaying primary limb.
The Rib St Andrew Street Wells Somerset BA5 2UR
DECISION: RECOMMEND APPROVAL

- 18** 2017/0690/TCA
Golden Lawson Cypress – to Fell.
Wells Cathedral School North Liberty Wells BA5 2SS
DECISION: RECOMMEND APPROVAL

- 20** 2017/0720/TCA
Remedial works to Chestnut and Beech trees.
Melbourne House 36 Chamberlain Street Wells BA5 2PJ
DECISION: RECOMMEND APPROVAL

17/79P NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted

17/80P NOTIFICATION: Provisional TPO made by MDC
Wells No.71 (2017) Grounds of 9 New Street Wells BA5 2LD **Noted.**

17/81P DELEGATED RESPONSIBILITIES: RESOLVED

17/82P ANY OTHER MATTERS OF URGENT REPORT

- i. Enforcement Notice served at 23 St John Street: Noted.
- ii. Comments on the appearance of goods display outside a new shop in the High Street: Any relevant matters to be brought to the attention of the Conservation / Planning Officer.
- iii. Request for a letter of support from the Bishop's Palace Trust for their application to Viridor Credits, for the next phase of development project. Agreed.

17/83P DATE OF NEXT MEETING: 7.00pm, Thursday 4th May 2017