

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 6<sup>TH</sup> JULY 2017 AT 7.00PM

**PRESENT:** Cllrs: R Ayres; C Wride (Deputy Mayor and Chair); N Kennedy; J North (Mayor); D Unwin (Vice-Chairman); G Wilson

**IN ATTENDANCE:** Town Clerk: F White  
Cllrs: Price; MacKenzie  
County Cllr. Munt  
5 members of the public

**17/120P APOLOGIES FOR ABSENCE**

Cllrs M Brandon; D Swain

**17/121P DECLARATIONS OF INTERESTS**

Cllrs North and Unwin declared a personal and non-prejudicial interest as members, in any matter that may be referred to Mendip District Council, and Cllr Unwin as member of MDC Planning Board.

See also:

**17/124P 3** 2017/1473/HSE

**17/124P 6** 2017/1643/FUL

**17/122P MINUTES OF THE MEETING HELD ON 15<sup>TH</sup> JUNE 2017**

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

**17/123P MEETING OPEN TO THE PUBLIC**

Members of the public spoke about:

- i. Application 2017/1575/FUL - objections
- ii. Traffic fumes in the High Street, how to deter people from using it and encourage use of the relief road instead – item for next agenda
- iii. Application 2017/1051/HSE - proposal

**17/124P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

- 1** 2017/1575/FUL  
New Dwelling  
1 Beryl Lane Wells BA5 2XQ  
**DECISION: RECOMMEND REFUSAL**  
**Reasons**
  - i. **Over-development of the site**
  - ii. **Not in keeping with the existing dwelling and street scene**
  - iii. **Over-bearing height in relation to neighbouring property**
- 2** 2017/1441/HSE  
Proposed replacement of old sash windows with new, double glazed hard wood sash windows.  
33-35 St Thomas Street Wells BA5 2UU  
**DECISION: RECOMMEND APPROVAL, in consultation with the Conservation Officer**
- 3** 2017/1473/HSE  
To regularise the planning situation following installation of a wood burning stove and flue.  
The Walled Garden Chamberlain Street Wells BA5 2PE  
Cllr Wilson declared a personal interest as friend of the applicant.  
**DECISION: RECOMMEND APPROVAL**

- 4 2017/1051/HSE  
Erection of two storey side extension, including raising roof of existing rear wing (amended plan received 13<sup>th</sup> June 2017)  
18 North Road Wells BA5 2TL  
**DECISION: RECOMMEND APPROVAL**
- 5 2017/1418/HSE  
Proposed rear extension with pitched roof, French doors to replace lounge window and new window from existing bedroom.  
5 Broad Close Wells Somerset BA5 3NJ  
**DECISION: RECOMMEND APPROVAL**
- 6 2017/1643/FUL  
Proposed conversion at the first floor into a 2no. Bedroom flat and new disabled access from the car park.  
Wells United Church 23 Union Street Wells BA5 2PU  
Cllr Kennedy declared a personal and prejudicial interest as close associate of the applicant and left the room during consideration of this application.  
**RECOMMEND APPROVAL**  
**Comment: The means of using the new disabled access via the public car park is unclear; the committee suggests there should be an assessment of the safety aspects of this proposed access.**
- 7 2017/1659/LBC & 2017/1654/ADV  
External redecoration to include change of colour of paintwork, introduction of hanging sign.  
55 High Street Wells BA5 2AE  
**DECISION: Unable to comment as it is not possible from the information supplied to know what the final appearance will be.**  
**A full coloured plan of the finished designs should be provided. Submitting only black and white descriptions of the company logo is not acceptable.**
- 8 2017/1608/HSE  
Construct a single story extension to the front of the property but not beyond the current building line.  
69 Bath Road Wells BA5 3HS  
**DECISION: RECOMMEND APPROVAL**
- 9 2017/1639/HSE  
Alterations and extensions, including new first floor accommodation.  
98 Wookey Hole Road Wells BA5 2NQ  
**DECISION: RECOMMEND APPROVAL**
- 10 2017/1407/FUL  
Retrospective change of use from A2 to nail bar (sui generis).  
49B St Cuthbert Street Wells BA5 2AW  
**DECISION: RECOMMEND APPROVAL**
- 11 2017/1638/LBC  
Internal alterations and refurbishment.  
64 High Street Wells BA5 2RS  
**DECISION: RECOMMEND APPROVAL**

**TREES:**  
12 2017/1673/TCA  
Felling of Horse Chestnut tree in a conservation area.  
Monterye Lodge St Thomas Street Wells Somerset BA5 2UU  
**DECISION: RECOMMEND APPROVAL**

**13 TELECOMMUNICATIONS APPLICATION**

**To Note:**

2017/1381/TEL

Prior notification of proposed telecommunication development comprising the installation of a 15 m replica telegraph pole and 2 no. equipment cabinets.

Land At 355749 146230 Bath Road Wells Somerset.

The Town Clerk gave a report of research into the legal background to the prior notification TEL application process, and this application as far as is known to date. Receiving information has been a matter of chance, as the council is not a statutory consultee.

After consideration, members agreed to submit the following response:

**RECOMMEND REFUSAL**

**Reasons:**

- i. **The Council is aware of very strong objections to this proposal from nearby residents. The Council is of the opinion that this site is inappropriate in the residential setting, in such close proximity to domestic properties.**
- ii. **The mast would also be visually inappropriate, obtruding across sightlines into, and out of, the Conservation Area.**
- iii. **Members are aware of the need for a mast of this type and scale to be positioned somewhere in the locality, in order to provide for phone signal requirements. (Although it seems unfortunate that technology for relaying signal does not appear to have kept pace with that of the phones which receive the signals). Members fully accept that Wells needs better signal but do not believe the correct location has yet been identified.**
- iv. **It is regrettable that the City Council has not been approached; members would be pleased to enter into a dialogue with the developers and local knowledge could assist in identifying a more appropriate and acceptable site, to the benefit of all parties. We understand other sites have been considered but we have inadequate explanations of where these are and why they were rejected. The City Council therefore requests that further discussions take place and that it be invited to have representation at those discussions.**

**17/125P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL:**  
**Noted**

**17/126P 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**

**17/127P ANY OTHER MATTERS OF URGENT REPORT**  
No further matters.

**17/128P DATE OF NEXT MEETING: 7.00pm, Thursday 20<sup>th</sup> July 2017**