

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 2<sup>ND</sup> NOVEMBER 2017 AT 7.00PM

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

**IN ATTENDANCE:** Town Clerk: F White  
Cllr C Price  
County Cllr T Munt  
5 members of the Public

#### **17/188P APOLOGIES FOR ABSENCE**

Cllr: G Wilson

#### **17/189P DECLARATIONS OF INTERESTS**

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

Cllr John North (Mayor) declared a personal and non-prejudicial interest as a member, in any matter that may be referred to Mendip District Council.

#### **17/190P MINUTES OF THE MEETING HELD ON 19<sup>TH</sup> OCTOBER 2017**

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

#### **17/191P MEETING OPEN TO THE PUBLIC**

It was agreed that people would be invited to speak as matters arose.

#### **17/192P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

The Vice-Chairman of St Cuthbert Out Parish Council spoke about application 2017/0022 Wookey Hole Road. There was a detailed discussion in which Cllr Munt also took part. The committee decision was taken by vote with the majority in favour, Cllr Kennedy against.

##### **1 2017/0022/FUL**

An application for 203 Residential dwellings and associated public open space, landscaping and infrastructure (amended plans and details, including revised layout, storeys height and landscaping).

Land At 353491 146562 Wookey Hole Road Wells

##### **DECISION: RECOMMEND APPROVAL WITH CONDITIONS**

- i. Wells City Council is in agreement with all the points made by St Cuthbert Out Parish Council**
- ii. Wells City Council strongly recommends that St Cuthbert Out PC be involved in all S106 condition discussions and requests that Wells CC be included also.**
- iii. The travel plan for the original application stated that there was a bus service (the 67 route); this has been much reduced and is likely to be closed completely in April 2018. S 106 conditions should include provision for the continuance of a public transport service.**

- iv. **The City Council welcomes the provision of land for a school within the site. Conditions should include the control that if a school is not built, that land should be retained for public use.**
- v. **The City Council supports the suggestion by St Cuthbert Out PC that a maintenance charge must be set on all properties on the development, so that responsibility for the open spaces does not fall on the parish.**
- vi. **There should be sufficient off-street provision for parking of vehicles, roads must be wide enough for proper highway safety and so that vehicles do not have to park on pavements.**
- vii. **Pavements must be wide enough for all pedestrian safety (pushchairs etc.).**
- viii. **Proper separated cycle-ways must be provided, in the interests of all users.**

**2** 2017/2662/HSE & 2017/2663/LBC  
Construction of outbuilding in the garden.  
14 Chamberlain Street Wells BA5 2PF  
**DECISION: RECOMMEND APPROVAL**

**3** 2017/2758/HSE  
Proposed single storey rear extension  
10 Wolsey Close Wells BA5 2ET  
**DECISION: RECOMMEND APPROVAL**

**4** 2017/2780/HSE  
Proposed new detached garage and rear single storey extension to the existing property with new rendered retaining wall and associated works.  
99 Wookey Hole Road Wells BA5 2NG  
**DECISION: RECOMMEND APPROVAL**

**5** 2017/2723/FUL  
Erection of a dwelling and provision of associated access and parking.  
9 West Street Wells BA5 2HQ  
**DECISION: RECOMMEND APPROVAL**

**TREES:**

**6** 2017/2665/TCA  
Proposed felling of a Pear tree in a conservation area.  
Natwest Bank 7 High Street Wells BA5 2AD  
**DECISION: RECOMMEND APPROVAL ONLY IF REPLANTED WITH A MATURE FRUIT TREE OF EQUAL STANDING**  
**Reasons:**  
**This is a locally known and iconic tree, its loss will be felt and the need to remove it completely is questionable. It should be replaced by another tree, not by car parking spaces.**

**17/193P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**

**17/194P 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**

**17/195P ANY OTHER MATTERS OF URGENT REPORT**

- i. The Chairman reported on progress of the signage to car parks scheme.

**17/196P DATE OF NEXT MEETING: 7.00pm Thursday 16<sup>th</sup> November 2017**