

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 7TH DECEMBER 2017 AT 7.00PM

PRESENT: Cllrs: M Brandon; N Kennedy; G Wilson; C Wride (Deputy Mayor and Chair)

IN ATTENDANCE: RFO: S Luck
5members of the public
Cllr T Munt (SCC)

17/207P APOLOGIES FOR ABSENCE

Cllrs R Ayres; J North (Mayor); D Swain; D Unwin (Vice-Chairman)
Town Clerk: F White

17/208P DECLARATIONS OF INTERESTS

None Declared.

17/209P MINUTES OF THE MEETING HELD ON 16TH NOVEMBER 2017

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

17/210P MEETING OPEN TO THE PUBLIC

Cllr Mackenzie and a member of the public spoke of their concern that the proposed mobile phone mast on the Bath Road which had been refused permission was now subject to an appeal. (Ref 2017/1381/TEL). Residents were unhappy they had not been notified and contractors had attempted on two occasions to start work on the site before the appeal had been considered.
Cllr Mackenzie, as Ward councillor, had contacted the MDC Enforcement Officer who was investigating.
Members were asked for their support and it was agreed to write to MDC for information on when the appeal would become active and why had the residents not been informed.

17/211P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2017/2915/ADV
Tenants projecting sign on proposed building and stand alone totem signage on roadside.
Hand Car Wash Princes Road Wells BA5 2DT
RECOMMEND APPROVAL- subject to the conditions that clear visibility for cars is maintained and the committee request a reduction in height.

- 2** 2017/1141/LBC
RBS are proposing to install New Cisco Wireless Access Points within the branch as part of this delivery; these devices provide access to wireless internet access within the site.
NatWest Bank 7 High Street Wells BA5 2AD
RECOMMEND APPROVAL

- 3 2017/2981/HSE
Proposed two storey side extension, single storey rear extension and front porch extension.
Ty Nant Jocelyn Drive Wells BA5 1DB
RECOMMEND APPROVAL
- 4 2017/2988/HSE
Construction of new rear extension.
55 St Thomas Street Wells BA5 2UY
RECOMMEND APPROVAL
- 5 2017/2976/LBC
Internal alterations to lower ground floor assistants accommodation.
19 East Liberty Wells BA5 2SZ
RECOMMEND APPROVAL
- 6 2017/2993/HSE
Proposed single storey rear and side extension.
1 Woodbury Close Wells BA5 2XS
RECOMMEND APPROVAL
- 7 2017/3104/HDG
Proposed removal of hedgerow in a conservation area.
14 Chamberlain Street Wells B5 2PF
RECOMMEND APPROVAL
- 8 2017/3011/HSE
Demolition of existing utility room and single garage. Construction of new single storey side extension. Proposed roof to extend beyond the rear of the house to create a covered patio.
Edgecumbe, 105 Portway Wells BA5 2BR
RECOMMEND APPROVAL

TREES:

- 9 2017/2992/TCA
Proposed works to trees in a conservation area:-
T1 and T2 – Oak and Cherry Trees pruning of 2nd and 3rd order branches x 50mm in diameter.
T3 – Pyracantha reduced to the height of 2m and re-shaped.
NatWest Bank 7 High Street Wells BA5 2AD
RECOMMEND APPROVAL
- 10 2017/3005/TPO
Proposed works to TPO trees: crown lift of various broadleaved and evergreen trees (G1) to 5.2m along Ethel Rd.
Tesco Supermarket Tucker Street Wells BA5 2DZ
RECOMMEND APPROVAL

- 11 2017/2997/TCA
Proposed pruning of 2nd and 3rd order branches on a mature Maple (T1) spp. and felling of a dead Alder (T2).
Tesco Supermarket Tucker Street Wells BA5 2DZ
RECOMMEND APPROVAL - request replacement tree
- 12 2017/3082/TCA
Proposed works to trees in a conservation area including removal of storm damaged branches from an Elder, crown lifting on a Yew and Cedar and crown reduction on a Privet and Apple.
12 South Street Wels BA5 1SJ
RECOMMEND APPROVAL
- 13 2017/3069/TCA
Proposed felling of 5 Limes and replacement planting of a similar species 2.4m from wall.
22 Chamberlain Street Wells BA5 2PF
RECOMMEND APPROVAL
- 14 2017/3113/TPO
Proposed works to trees in a TPO area: felling of 2 Elm (T2, T3) and 2 Oak (T1, T9) and reduction of 2 Beech (T4, T5)
Wells and Bleadon Estate Wells
RECOMMEND APPROVAL in consultation with the Tree Officer - request replacement trees
- 17/212P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL:** Noted
- 17/213P MENDIP LOCAL PLAN PART II**
To receive notification of proposed Local Green Spaces designations - Noted. Members were asked to read the plan and report any observations. It was agreed the Neighbourhood Plan working group would meet and consider the report in more detail, make recommendations and report back to the committee.
- 17/214P 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
- 17/215P ANY OTHER MATTERS OF URGENT REPORT**
1. Cllr Wilson had received enquires on the opening hours of the new retail units in Princes Road and asked he be kept informed if information was received.
 2. Cllr Wride has received complaints that the enforcement action taken at 29 Osmond Drive had not been fully enforced and MDC had been asked to investigate.
 3. Members were concerned about the new fencing erected at the Glastonbury Road development and asked if this could be investigated.
- 17/216P DATE OF NEXT MEETING: 7.00pm Thursday 21st December 2017 - URGENT MATTERS ONLY**