

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON WEDNESDAY 22ND AUGUST 2018 AT 6.00PM

PRESENT: Cllrs: R Ayres (Chairman), R Greenwell, N Kennedy, J North, C Wride (The Mayor)

IN ATTENDANCE: Town Clerk: F White
Cllr R MacKenzie
3 members of the public

18/130P APOLOGIES FOR ABSENCE

Cllr D Swain

18/131P DECLARATIONS OF INTERESTS

None received.

18/132P MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held on 9th August 2018.
Minutes of the previous meeting were proposed, seconded, approved and signed.

18/133P MEETING OPEN TO THE PUBLIC

1. A representative presented application 2018/1895/FUL Land To North Of 32 - 36 Balch Road Wells BA5 2BZ on behalf of the applicant, and answered questions.
2. The meeting noted the contribution made by the late Cllr Danny Unwin to Planning in Wells over many years.

18/134P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2018/1827/VRC
Application to vary condition 2 (drawing numbers) of planning approval 2018/0638/FUL (Demolition of existing garage to No.64 and erection of a two storey extension. Erection of two storey apartment over garage between No.s 64-70. Demolition of single storey repository and conversion of existing two storey repository to a 4 bedroom dwelling) to supersede stated drawings with the amended drawings submitted.
66 - 68 Southover Wells Somerset BA5 1UH
RECOMMEND APPROVAL
- 2** 2018/1650/FUL
Conversion of offices on 1st and 2nd floor to 8 new letting rooms with retention of public house at ground floor; creation of rear terrace with external staircase; single storey side extension and demolition of outbuildings.
The Mermaid Inn 1 - 2 Tucker Street Wells Somerset BA5 2DZ
RECOMMEND APPROVAL
- 3** 2018/1718/FUL
Demolition of existing skittle alley building and construction of 3No. new 3-bed dwellings.
The Mermaid Inn 1 - 2 Tucker Street Wells Somerset BA5 2DZ
No drawings received therefore deferred for delegated decision.

- 4 2018/1723/FUL
To widen the right-hand gateway of the front wall to provide access to a private parking space for the manager's flat and to remove the porch at the front of the building and install an automatic door of similar design into the original door frame.
20 Priory Road Wells BA5 1SY
RECOMMEND REFUSAL
Reasons:
- i. Highway safety on Priory Road: creation of a hazard for pedestrians and traffic
 - ii. Insufficient space on the site for the proposed vehicle turning circle
- 5 2018/1819/HSE
Part conversion of garage and adjacent corridor to residential accommodation.
20 Goodymoor Avenue Wells BA5 2JH
RECOMMEND APPROVAL
(Town Clerk reported an enquiry received regarding works to trees overhanging the property: City Council has no jurisdiction but would have no objection.)
- 6 2018/1880/FUL
Change of use of ancillary residential annexe to separate independent dwelling and construction of new access.
61 Wookey Hole Road Wells Somerset BA5 2NH
Not possible to make a recommendation as there is no detail on the plans relating to the proposed access.
- 7 2018/1870/LBC
Internal alterations to fit a new w.c. along with alterations to a kitchen partition.
St Cuthberts Lodge, Flat 5 40 Chamberlain Street Wells BA5 2PJ
RECOMMEND APPROVAL
- 8 2018/1895/FUL
Proposed residential redevelopment comprising demolition of 12 no. garages and the erection of 4no. two bedroom dwellings and 4no. three bedroom dwellings in 3 blocks.
Land To North Of 32 - 36 Balch Road Wells BA5 2BZ
RECOMMEND REFUSAL
Reasons:
- i. **Health and Safety of future occupants. The access road leading towards the development is too narrow.**
Objection remains the same as for the previous application: while the Council wishes to make clear there is no objection to the development in principle, there are serious concerns that emergency vehicles would not be able to access the development nor provide sufficient services and escape in the event of a disaster.
- 9 2018/1746/FUL
Change of Use of ground floor shop (A1) into residential flat (C3) (no external alterations).
6 Tucker Street Wells BA5 2DZ
RECOMMEND APPROVAL
- 10 2018/1747/FUL
Change of Use of ground floor shop (A1) into ground floor flat (C3) at the back and retention of single room shop (A1) to the front. (no external alterations).
6 Tucker Street Wells BA5 2DZ
RECOMMEND APPROVAL

11 2018/1593/HSE
First floor extension to bungalow to form two storey dwelling and erection of new porch.
1 Ash Grove Wells BA5 2LX
RECOMMEND APPROVAL

12 2018/1994/LBC
Attach plaque to listed wall.
Lantern House 1 North Liberty Wells Somerset BA5 2SS
No drawings received therefore deferred for delegated decision.

TREES:

13 2018/1621/TCA
Proposed works to trees Nos:- 2, 3, 4, 6, 13, 16-18, 24, 25 as per survey table and plan received 8.8.2018.
19 New Street Wells BA5 2LD
RECOMMEND APPROVAL

14 2018/1637/TPO
Proposed works to tree Nos:- 1, 5, 8, 9, 12, 12, 19-23 - as per submitted survey table and plan received 8.8.2018.
19 New Street Wells Somerset BA5 2LD
RECOMMEND APPROVAL

18/135P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted

18/136P 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

18/137P ANY OTHER MATTERS OF URGENT REPORT

- i. Cllr MacKenzie: Up-date on an application at Woodbury Avenue.
- ii. Cllr Kennedy: enquiry about internal works at the Old Mill, West Street – referred to Conservation Officer
- iii. Town Clerk: MDC Planning Service Pilot project towards a paperless service. Members agreed this Council is already doing all it can to assist. Paper copies are needed for the public to view. Not all members of the public are able to use on-line access. Paper copies are needed at meetings e.g. when comparing 'existing' with 'proposed'.

18/138P DATE OF NEXT MEETING: 7.00pm, Thursday 6th September 2018
Apologies: Cllrs. North, Wride (The Mayor).