

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 15TH NOVEMBER 2018 AT 7.00PM

PRESENT: Cllrs., R Greenwell, J North, D Swain (Chairman),
C Wride (The Mayor, Vice-Chairman)

IN ATTENDANCE: Town Clerk: F White
Cllr. R MacKenzie
1 members of the press

18/182P APOLOGIES FOR ABSENCE
Cllr. R Ayres, N Kennedy, C McKinnell, G Wilson

18/183P DECLARATIONS OF INTERESTS
None declared. See 18/186P 3. & 5.

18/184P MINUTES OF THE PREVIOUS MEETING
To approve and sign the minutes of the meeting held on 1st November 2018:
Minutes of the previous meeting were proposed, seconded, approved and signed.

18/185P MEETING OPEN TO THE PUBLIC
Cllr MacKenzie spoke as items arose.

18/186P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2018/1880/FUL
Change of use of ancillary residential annexe to separate independent dwelling and construction of new access (amended plans received).
61 Wookey Hole Road, Wells BA5 2NH
DECISION: RECOMMEND APPROVAL subject to SCC Highways approval of the visibility splay.
Comments:

 - i. Please insert a retaining kerb lip as the gravel is dispersed across the road surface by vehicle movement.**
 - ii. Please ensure the waste flue pipe is of sufficient height to meet building regulation and not have an adverse impact on neighbours' amenity**
- 2** 2018/2607/LBC
Erection of 2No. fascia sign and 1No. hanging sign.
35 High Street Wells BA5 2AE
DECISION: RECOMMEND APPROVAL
- 3** 2018/1917/LBC
Replacement of delivery door to form new main entrance, blocking of a fire exit.
36 High Street Wells BA5 2SG
Cllr North declared a personal and non-prejudicial interest as Mendip District Council Ward member; he abstained from voting on this application.
DECISION: RECOMMEND APPROVAL subject to approval by the Fire Officer and the Conservation Officer.
- 4** 2018/2598/HSE
Demolition of existing flat roof garage and erection of new pitched roof garage within rear garden.
39 Drake Road Wells BA5 3LE
DECISION: RECOMMEND APPROVAL

5 2018/2630/ADV
Erection of 1No. post mounted aluminium sign with white wooden surround.
Blue School Annexe Portway Avenue Wells BA5 2QF
Cllr North declared a personal and non-prejudicial interest as Mendip District Council
Ward member; he abstained from voting on this application.
DECISION: RECOMMEND APPROVAL

6 2018/2710/VRC
Application to vary condition 2 drawing 6503W-02 B of planning approval
2018/2031/HSE to drawing 6503W-02 D.
37 Ash Lane Wells Somerset BA5 2LR
DECISION: RECOMMEND APPROVAL

7 2018/2406/FUL
Single storey rear extension, fenestration works, change of flat roof to pitched and
mansard roof and insertion of roof lights. (**additional plans received**)
7A Portway, Wells

DECISION: RECOMMEND REFUSAL

Reasons: Adverse impact on neighbours' enjoyment of amenity

- i. **Overbearing**
- ii. **Loss of light**

Comment:

**2 x lower pitch roofs would appear to be a more acceptable approach as this
could mitigate the effect on neighbours' amenity.**

TREES:

8 2018/2653/TCA
Works to a tree within a Conservation Area: - T1 Ash - Prune the
overhanging side of the tree back to boundary line
10 North Road Wells BA5 2TJ
DECISION: RECOMMEND APPROVAL

9 2018/2678/TCA
Works to trees within a Conservation Area:
T1 - Hawthorn - Fell and Grind stump
T2 - Box Elder - Remove deadwood, reduce crown by 1.8m
T5 - Holly - Fell and treat stump
S1 - Shrubs - Remove
T6 - Hawthorn - Remove
T7 - Yew - Reduce to compact form, raise low canopy to 3.6m
T8 - Lime - Remove deadwood and epicormic growth, reduce extended laterals over
neighbours to pruning points
T9 - Lime - Remove deadwood, reduce extended laterals over neighbours to pruning
points, raise low canopy to 3.6m
East Vicarage St Thomas Street Wells Somerset BA5 2UZ
DECISION: RECOMMEND APPROVAL subject to the opinion of the Tree Officer.
Comment: The Council would like to see appropriate replacement planting.

**18/187P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT
COUNCIL**

Withdrawn: 2018/2647/TEL (prior approval application)
Erection of a 15m column with ground based cabinets and ancillary development.
Wells Service Station 6 Bath Road Wells Somerset BA5 3HS
NOTED

18/188P 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

18/189P ANY OTHER MATTERS OF URGENT REPORT

No further matters.

18/190P DATE OF NEXT MEETING: 7pm, Thursday 6th December 2018