

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 5TH NOVEMBER 2015 AT 7.00PM

PRESENT: Cllrs: D Baker(Vice-Chairman); M Brandon; C Briton; A Gibson (Deputy Mayor); N Kennedy (Chairman); G Wilson (Mayor); C Wride

IN ATTENDANCE: Town Clerk: F White
Cllrs: Mackenzie; Unwin. 6 members of the public

15/184P APOLOGIES FOR ABSENCE Cllr: C Cox

15/185P DECLARATIONS OF INTERESTS

Cllr Kennedy declared a personal and prejudicial interest in application 2015/2384 and left the room during consideration of this item.

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15/186P MINUTES OF THE MEETING HELD ON 15TH OCTOBER 2015

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

15/187P MEETING OPEN TO THE PUBLIC

- i. The agent spoke about land at the old cold store in relation to the Mendip Local Plan land allocations.
- ii. The applicant spoke about 2015/2382
- iii. Mr l'Anson reported from the Wells Neighbourhood Plan Steering Group. The scope of the Plan is being refocused. They are identifying their administration support needs.

15/188P MENDIP DISTRICT COUNCIL LOCAL PLAN

To consider responses to the Local Plan Part II consultation:

Members have been researching and identifying open spaces within their wards. Responses to the questions presented by MDC are being compiled into a draft; members are reminded to return their comments to the Town Clerk as soon as possible for inclusion.

15/189P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1 2015/2100/HSE

Erection of two storey rear extension, a single storey side extension and an annexe conversion. The erection of a new double garage with associated parking and access.

Park Cottage Silver Street Wells Somerset BA5 1US

RECOMMEND APPROVAL

All trees at this site should be inspected by the Tree Officer

2 2015/2265/HSE

Extension at First Floor level to include the provision of two new additional bedrooms and including elevation upgrade.

3A Lovers Walk Wells Somerset BA5 2QL

RECOMMEND APPROVAL

- 3** (Cllr Wride left the room)
2015/2382/FUL
Two storey extension to create a new separate two bedroom dwelling.
18 North Road Wells Somerset BA5 2TL
RECOMMEND APPROVAL
(Cllr Wride returned)
- 4** 2015/1091/VRC
Application for the variation of condition 2 (substituting approved drawing EPA/WCS 00 006 P1 with new drawings 1448 L01/30 and 0258 252 C3) following grant of listed building consent 2012/2052.
Cedars Field The Liberty Wells Somerset BA5 2SX
Insufficient information provided on which to base a recommendation; Agreed to trust the decision to the Conservation Officer.
- 5** 2015/2278/LBC
Solar Panels on Rear Roof
92 St Thomas Street Wells Somerset BA5 2UZ
RECOMMEND APPROVAL
- 6** 2015/2279/LBC
Replacement of modern 20th windows on rear wing elevation.
92 St Thomas Street Wells Somerset BA5 2UZ
RECOMMEND APPROVAL
- 7** 2015/1690/HSE
Change of use from garage to bedroom and insertion of window to front elevation to replace existing garage door.
10 Goodymoor Avenue Wells Somerset BA5 2JH
RECOMMEND APPROVAL
- 8** 2015/2431/FUL
Change of use from B8 to Builders Merchants including new customer entrance to front elevation, security fencing and external storage of building materials.
Warehouse Mid Somerset House Southover Wells Somerset
RECOMMEND APPROVAL
- 9** 2015/2400/HSE
Rear roof / dormer works and alterations.
63 Milton Lane Wells Somerset BA5 2QT
RECOMMEND APPROVAL
- 10** 2015/1554/FUL
To erect 3 plain dark green awnings above windows of café (amended location plan and declaration received 14th October 2015).
84 High Street Wells Somerset BA5 2AJ
RECOMMEND APPROVAL

11 Cllr Kennedy left the room, Cllr Baker took the Chair)
2015/2384/OTS
Application for Outline Planning Permission sought for access with other matters reserved for the erection of a single storey dwelling on land to the rear (south) of 99 Portway, Wells.
99 Portway Wells Somerset BA5 2BR
RECOMMEND APPROVAL
(Cllr Kennedy returned and took the Chair)

12 2015/2297/FUL
External alterations to building and alteration to forecourt to facilitate conversion of existing hand car wash into 2 retail units (use class A1).
Autospeed Tyres (western) Ltd Prices Road Wells Somerset BA5 1TD
RECOMMEND APPROVAL

13 2015/2453/VRC
Application for removal or variation of conditions 38 (occupancy of premises) and 39 (operating hours) following grant of planning permission 2011/0548.
20 Priory Road Wells Somerset BA5 1TB
RECOMMEND APPROVAL

15/190P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: NOTED

15/191P APPEALS: NOTED

1 2015/1213/HSE
Proposed installation of a motor vehicle automated turntable to enable off road parking for one vehicle, dropped kerb and removal of perimeter wall for creation of access.
21 Tor Street Wells BA5 2US

2 2015/0195/FUL
The construction of parking bays at the front of Nos 3 & 5 Bath Road. (Please note that the application is a joint application by Nick Robinson (No 5 Bath Road) and Peter Eade (No 3 Bath Road.)
3 and 5 Bath Road Wells Somerset BA5 3HP

15/192P DELEGATED RESPONSIBILITIES: RESOLVED
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.

15/193P ANY OTHER MATTERS OF URGENT REPORT

- i. Matters to report to SCC Street Lighting Section
- ii. Deep hole in verge at Bath Road; to report to SCC Highways

15/194P DATE OF NEXT MEETING: Thursday 19th November 2015 at 7.00pm