

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 7<sup>th</sup> JANUARY 2016 AT 7.00PM

**PRESENT:** Cllrs: M Brandon; C Briton; C Cox; A Gibson (Deputy Mayor); N Kennedy (Chairman); D Swain (Vice-Chairman); C Wride

**IN ATTENDANCE:** Town Clerk: F White  
Representative of Pegasus Group  
7 members of the public

**16/01P APOLOGIES FOR ABSENCE**  
Cllr: G Wilson (The Mayor)

**16/02P DECLARATIONS OF INTERESTS**  
None declared. See **16/06P6**

**16/03P MINUTES OF THE MEETING HELD ON 17<sup>th</sup> DECEMBER 2015**  
Minutes of the previous meeting were proposed, seconded, approved and signed.

**16/04P MEETING OPEN TO THE PUBLIC**  
It was agreed that members of the public would speak as items arose.

**16/05P PRESENTATION**  
Pegasus Group: Reserved matters application for residential housing scheme for up to 150 dwellings on land at Glastonbury Road, Wells.  
(Outline permission granted 2014). Representatives presented the proposals and answered questions.

**16/06P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

**1** 2015/2891/FUL  
Proposed single storey front extension.  
Former Tea Rooms Market Street Wells Somerset  
**RECOMMEND REFUSAL**  
**REASONS:**  
i. **The development would obstruct the visibility splay for vehicles accessing in and out of the courtyard next door.**  
ii. **Design and materials not in keeping with the Conservation Area setting.** (A vote was taken to establish the majority on this point.)

**2** 2015/2926/LBC  
Alterations to rear extension to include re roofing, replacement of windows and internal alterations.  
19 St Johns Street Wells Somerset BA5 1SW  
**RECOMMEND APPROVAL**

- 3            2015/2706/HSE  
Single Storey conservatory extension from the rear elevation.  
5 Anseres Place Wells Somerset BA5 2RT  
**RECOMMEND APPROVAL**
- 4            2015/2911/HSE  
Proposed Rear conservatory and garden shed.  
9 The Mews Bath Road Wells Somerset BA5 2DW  
**RECOMMEND APPROVAL**
- 5            2015/2901/LBC  
Conversion of attic and subdivision of rear bedroom (retrospective), and new front door.  
12 St Johns Street Wells Somerset BA5 1SW  
**RECOMMEND APPROVAL**
- 6            2015/2925/LBC  
Replacement windows on the rear elevation.  
Llewellyns Almshouses Priest Row Wells Somerset BA5 1PZ  
Cllr Briton declared a personal, non-prejudicial, interest as a Trustee.  
**RECOMMEND APPROVAL**
- 7            2015/22997FUL  
External alterations to building and alteration to forecourt to facilitate conversion of existing hand car wash into a retail unit (use class A5) (amended description and plans and additional information received 16/12/15).  
Autospeed Tyres (western) Ltd Princes Road Wells Somerset BA5 1TD  
**RECOMMEND APPROVAL**
- 8            2015/2960/HSE  
Proposed erection of rear extension and internal alterations.  
102 Wookey Hole Road Wells Somerset BA5 2NQ  
**RECOMMEND APPROVAL**
- 9            2015/2998/HSE  
Proposed erection of timber frame garden building in rear elevation.  
38 Wand Road, Wells Somerset BA5 1WD  
**RECOMMEND APPROVAL**
- 16/07P    TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: NOTED**
- 16/08P    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**

**16/09P ANY OTHER MATTERS OF URGENT REPORT**

- i. Lights not effective in South Street / Southover.
- ii. Query from MDC on street name: Town Hall Buildings

**16/10P DATE OF NEXT MEETING: 7.00pm, Thursday 21st January 2016**