

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 18TH FEBRUARY 2016 AT 7.00PM

PRESENT: Cllrs: M Brandon; C Briton; C Cox; A Gibson (Deputy Mayor);
N Kennedy (Chairman); G Wilson (The Mayor);

IN ATTENDANCE: Town Clerk: F White
2 members of the public

16/33P APOLOGIES FOR ABSENCE
Cllrs: D Swain (Vice-Chairman); C Wride

16/34P DECLARATIONS OF INTERESTS
None declared.

16/35P MINUTES OF THE MEETING HELD ON 4TH FEBRUARY 2016
Minutes of the previous meeting were proposed, seconded, approved and signed.

16/36P MEETING OPEN TO THE PUBLIC
Members of the public spoke as items arose.
It was agreed to vary the order on the agenda.

16/37P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1 2016/0100/REM
Reserved matters pursuant to outline planning consent 2013/2306/OTS for 150 dwellings, a new vehicular access from Glastonbury Road, public open space, parking and other associated infrastructure.
Land South of Riverview Glastonbury Road Keward Wells Somerset
RECOMMEND APPROVAL
- 2 2016/0097/VRC
Application for the variation of condition 10 (proposed access) following grant of planning permission 2013/2306/OTS.
Land off Glastonbury Road Wells Somerset
RECOMMEND REFUSAL
Reasons:
 - i. **Highway safety. In the interests of other road users the access must be created before work on the main development commences.**
 - ii. **The previous development along Glastonbury Road caused months of chaos and misery for local road users. The City Council wishes everything possible to be done to avoid a repeat of this situation; therefore Condition 10 must remain.**

- 3 2016/0240/LBC
Various external alterations (including repair and redecoration of shopfront, replacement non-illuminated fascia signage, new non-illuminated applied 'steamer ship' graphic on glass panel, and new non-illuminated hanging sign and bracket) and internal alterations (including new shop fit-out, new electrical installations, and redecoration).
17 Market Place Wells BA5 2RF
RECOMMEND APPROVAL
- 4 2016/0241/ADV
Repair and redecoration of shop front, including replacement non-illuminated fascia signage, new applied 'steamer ship' graphic on glass panel, and new non-illuminated hanging sign and bracket.
17 Market Place Wells BA5 2RF
RECOMMEND APPROVAL
- 5 2016/0106/FUL
Redevelopment of former freezer centre with erection of 3 new dwellings
Former Freezer Centre 15 Churchill Avenue Wells Somerset
RECOMMEND APPROVAL
- 6 2015/2830/HSE
Replacing of the rotten wooden windows and doors
23 St Johns Street Wells Somerset BA5 1SW
RECOMMEND APPROVAL
- 7 2016/0224/HSE
Loft conversion with new dormer extension, removal of existing garage, and infill of ground floor bay windows.
8 Stoberry Crescent Wells Somerset BA5 2TG
RECOMMEND APPROVAL
- 8 2016/0028/HSE
Single and two storey rear extensions (amended plan 1426/05 removing 'overhang' on Northern boundary 2.2.16).
9 Muriel Terrace Alfred Street Wells Somerset BA5 2TY
Insufficient information available
- 9 2016/0006/FUL
Installation of new agricultural access to the south of Glastonbury Road, removal of hedgerow and installation of new retaining wall.
Glastonbury Road Keward Wells Somerset BA5
RECOMMEND REFUSAL
Reasons:
- i. **Highway safety. The proposed access is in a dangerous position and is outside the 30pmh speed limit. The development would present an unacceptable hazard to traffic.**
 - ii. **Removal of natural hedgerow.**

10 2016/0298/FUL **and** 2016/0178/LBC
Removal of existing timber external staircase and replacement in a new location with a spiral staircase. Removal of bin store roof and reinstatement of iron rails to top of front wall to courtyard.
69 High Street Wells Somerset BA5 2AG
RECOMMEND APPROVAL

11 2016/0265/FUL
Alterations to the eastern elevation involving the installation of windows and rooflights
2 St Cuthbert Street Wells Somerset BA5 2AW
RECOMMEND APPROVAL

16/38P **APPEALS: Noted.**
APP/Q3305/W/15/3129620
Outline application (all matters reserved except access) for the construction of up to 220 dwellings (C3), open space and drainage infrastructure, formation of new means of vehicular access on A371 and associated highway works, and associated infrastructure.
Land North of the A371 and West of Wells Wells Somerset

APP/Q3305/W/16/3143325
Redevelopment to form 30 sheltered apartments for the elderly including communal facilities, access, car parking, and landscaping. Diversion of existing culvert and creation of new open channel.
Tesco Supermarket Tucker Street Wells Somerset BA5 2DZ

16/39P **TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: NOTED**

16/40P **MDC PLANNING BOARD** (Wednesday 17th February)
2015/2800/FUL
Land at 354775 145061 East Somerset Way Wells Somerset
The Chairman reported he had attended and spoke on behalf of the City Council. The application was approved by the Mendip Planning Board.

16/41P **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

16/42P **ANY OTHER MATTERS OF URGENT REPORT**
i. S106 presentation by MDC to City Council has been deferred until March.
ii. Members noted information from SCC Highways regarding LED street lighting and thanked the Town Clerk for obtaining the response.

16/43P **DATE OF NEXT MEETING: 7.00pm, Thursday 3rd March 2016**