

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL
CHAMBER, WELLS TOWN HALL, ON THURSDAY 3RD NOVEMBER 2016 AT 7.00PM

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

IN ATTENDANCE: Town Clerk: F White
RFO: S Luck
Mr P Welch, Chairman, Wells Neighbourhood Plan Steering Group

16/202P APOLOGIES FOR ABSENCE None

16/203P DECLARATIONS OF INTERESTS

Cllr North declared a personal and none prejudicial interest as Ward District Councillor in any application in the Wells central ward.

16/204P MINUTES OF THE MEETING HELD ON 20TH OCTOBER 2016

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

16/205P MEETING OPEN TO THE PUBLIC None present

16/206P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1 2016/2009/FUL

Building refurbishments and internal reconfigurations including the formation of a part mezzanine floor within the existing central double height hall and the construction of 2 No. small single storey rear infill extensions to the perimeter of the site

Elim Connect Centre Portway Wells BA5 2BE

RECOMMEND APPROVAL

2 2016/2397/FUL

Change of use C3 dwellinghouse to C2 residential institution (boarding house)
Beaumont House 17 New Street Wells BA5 2LD

RECOMMEND APPROVAL

3 2016/2471/FUL

Demolition of existing single storey side extension and the erection of an attached house with the creation of off road car parking bays

51 Woodbury Avenue Wells BA5 2XW

RECOMMEND APPROVAL

(Majority vote in favour)

4 2016/2545/HSE

Proposed porch, side and rear extensions, alterations and vehicular access widening to dwelling

5 Tuddington Gardens Wells BA5 2EJ

RECOMMEND APPROVAL

5 2016/2623/REM

Application for approval of reserved matters following outline approval (059850/005) for the development of Use Classes B1, B2 and B8 business uses, highway works, landscaping, drainage works and parking (access, appearance, landscaping, layout and scale to be determined)

Plot 4 - Cathedral Park Wells BA5 1UA

RECOMMEND APPROVAL

TREES:

6 2016/2560/TPO

Copper Beech tree - crown lift and reduction via thinning. Overall reduction of 4m; max size pruning wounds 75mm, prune back to an appropriate branch union in accordance with BS3998.2010

The Copper Beech Becket Place Wells BA5 1UU

RECOMMEND APPROVAL

7 2016/2613/TCA

Notification of proposed works to trees in a conservation area: Magnolia (T1) light crown lift to 2m, lightly re-shaped 0.5m maximum and Cotoneaster (T2) - fell

4 North Liberty Wells BA5 2SU

RECOMMEND APPROVAL

8 2016/2614/TCA

Notification of proposed works to trees in a conservation area: Hombeam (T3) - Crown lift to 4m on north aspect and to 7m on south aspect over building; Tree of Heaven (T4) - Crown lift over building to clear by 2m. Remove major dead wood and Lawson Cypress (T5) - fell

6 North Liberty Wells BA5 2SU

RECOMMEND APPROVAL

16/207/P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL:

Noted.

16/208/P NEIGHBOURHOOD PLAN

The position to date was summarised with reference to Planning Committee minute 16/166/P and minutes of the Steering Group meeting held 20th October. The Chairman of the Steering Group was invited to speak.

After lengthy and careful consideration it was proposed that the following recommendation be made to Council; the motion was seconded, put to the vote and carried by the majority in favour, with one abstention.

RECOMMENDED

With sadness, because of concerns and lack of finance, this committee recommends to full Council that the current Wells Neighbourhood Plan Steering Group be discontinued.

16/209/P 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

16/210P ANY OTHER MATTERS OF URGENT REPORT

No further matters.

16/211P DATE OF NEXT MEETING: 7.00pm, Thursday 17th November 2016