

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 19<sup>TH</sup> OCTOBER 2017 AT 7.00PM

**PRESENT:** Cllrs: M Brandon; N Kennedy; J North (Mayor); D Unwin (Vice-Chairman); C Wride (Deputy Mayor and Chair)

**IN ATTENDANCE:** Town Clerk: F White  
County Cllr T Munt  
1 member of the Public

**17/176P APOLOGIES FOR ABSENCE**

Cllrs: R Ayres; D Swain; G Wilson

**17/177P DECLARATIONS OF INTERESTS**

Cllr Unwin declared a personal and non-prejudicial interest as a member, in any matter that may be referred to Mendip District Council, and as a member of MDC Planning Board.

Cllr John North (Mayor) declared a personal and non-prejudicial interest as a member, in any matter that may be referred to Mendip District Council.  
See 17/180P1 2017/2485/ADV

**17/178P MINUTES OF THE MEETING HELD ON 5<sup>TH</sup> OCTOBER 2017**

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

**17/179P MEETING OPEN TO THE PUBLIC**

It was agreed that people would be invited to speak as matters arose.

**17/180P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

- 1** 2017/2485/ADV  
Placement of a new church notice board to the north of the church to match the existing notice board to the south.  
Church of St Cuthbert St Cuthbert Street Wells BA5 2AW  
Cllr Brandon declared a personal and non-prejudicial interest as church member.  
**RECOMMEND APPROVAL**
- 2** 2017/2533/LBC  
Removal of non-load-bearing walls at ground floor and construction of new partition wall and re-positioning of internal door opening at first floor.  
60 High Street Wells BA5 2SN  
2017/2485/ADV  
**RECOMMEND APPROVAL in consultation with the Conservation Officer**
- 3** 2017/2603/HSE  
Erection of a single storey side extension and associated works.  
6 Kings Road Wells BA5 3LU  
**RECOMMEND APPROVAL**

- 4 A member of the public spoke about this application.  
2017/2581/HSE  
Proposed single storey rear infill extension and associated internal works.  
23 North Road Wells BA5 2TL  
**RECOMMEND APPROVAL subject to satisfactory clarification of queries.**
- i. Information regarding roof material is unclear – the application form states roof tiles; the drawings show glazing. If glazing, please clarify that this will be obscured glazing.
  - ii. There are concerns about the impact on the neighbours' enjoyment of amenity. Please establish that there cannot be over-looking, query i. refers. Please establish that the party wall and the roof will be properly constructed, to prevent excessive noise transfer.

- 5 2017/2577/LBC  
Reinstatement of partition wall between properties 16 and 18 Sadler Street and removal of fire door.  
16 and 18 Sadler Street Wells BA5 2SE  
**RECOMMEND APPROVAL**

**TREES:**

- 6 2017/2649/TCA  
Proposed felling of a Silver Birch (a), Conifer (b), and Cherry Tree (c).  
The Walled Garden Chamberlain Street Wells BA5 2PE  
**Referred for close consultation between the Conservation Officer and the Tree Officer.**

**17/181P APPEAL:**

2017/0443/FUL  
Proposed erection of three dwellings and associated vehicular access.  
Plot West of 32 Bekynton Avenue Wells  
**Noted**

- 17/182P REF: M1343 MDC TPO - Wells No.71 Grounds of 9 New Street Wells BA5 2LD**  
Please note that the above TPO was confirmed on 10<sup>th</sup> October 2017.  
**Noted**

**17/183P SAFETY ON GUARDHOUSE LANE**

The most recent e-mail up-date from the resident was read out. It would appear that New Look are being very helpful and pro-active, this is much appreciated. County Cllr Munt had been copied into correspondence and was involved in consideration of this item.  
The committee discussed the request to provide additional street lighting but this was not considered to be cost-effective at present.  
Cllr Munt undertook to follow up the request for road re-surfacing with SCC Highways department.

- 17/184P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**

**17/185P 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**

**17/186P ANY OTHER MATTERS OF URGENT REPORT**

- i. PROPOSED ELECTRONIC COMMUNICATIONS BASE STATION  
INSTALLATION ADJACENT TO WHITING WAY, WELLS, SOMERSET,  
BA5 2QF

Whilst this is not a formal consultation and the matter is not an item of business on the agenda, the following general comments were made:

The committee is minded to accept that a site has to be found. This option would appear to be an improvement on previous sites.

- ii. Query regarding application 2017/1816/CLE Heritage Courtyard, referred to Cllr Unwin as member of MDC Planning Board, for enquiry.
- iii. Query regarding a development in Southover has been passed to MDC.
- iv. Up-date on the proposed signage schedule: The Highways officer has been away but a meeting is now being arranged.
- v. Up-date on the Public Space Protection Orders: the legal procedures and consultations are being carried out; these are almost finished and the new orders will come into force shortly.

**17/187P DATE OF NEXT MEETING: 7.00pm Thursday 2<sup>nd</sup> November 2017**