

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 21ST MARCH 2019 AT 7.00PM

PRESENT: Cllrs: R Greenwell, N Kennedy, G Wilson (in the Chair)

IN ATTENDANCE: Town Clerk: F White
Cllr. R MacKenzie
County Cllr. T Munt

19/31P APOLOGIES FOR ABSENCE

Cllrs: C McKinnell, J North, D Swain (Chairman),
C Wride (The Mayor, Vice-Chairman)

19/32P DECLARATIONS OF INTERESTS

None declared.

19/33P MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held on 7th March 2019:
Minutes of the previous meeting were proposed, seconded, approved and signed.

19/34P MEETING OPEN TO THE PUBLIC

Cllr MacKenzie spoke as items arose.

19/35P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2018/2777/FUL
Partial change of use of the ground floor from (A1) shop to (C3) Residential.
The Old Chapel Bakery Union Street Wells BA5 2PU
RECOMMEND APPROVAL
- 2** 2019/0442/VRC
Application to vary condition 1 (Approved drawings) of planning approval
2016/3042/REM.
Site H Cathedral Park Wells Somerset
To seek further information from the Case Officer, then to be decided under delegated responsibilities.
- 3** 2019/0413/LBC and 2019/0411/HSE
Insertion of two conservation rooflights to the rear elevation.
11 Priest Row Wells Somerset BA5 2PY
RECOMMEND APPROVAL subject to the opinion of the Conservation Officer
- 4** 2019/0304/LBC and 2019/0415/FUL
Replacement of 3 individual shopfronts and the recolouring of the existing shopfront to rear.
9-13 High Street Wells Somerset BA5 2AA
RECOMMEND APPROVAL
- 5** 2019/0309/HSE
Proposed 2 storey side and front extension. Single storey rear extension.
15 Woodbury Avenue Wells BA5 2XN
RECOMMEND APPROVAL

- 6** 2019/0324/VRC
Application to vary conditions 4 and 5 (use of outside areas) from application 2012/1196
18 Priory Road Wells BA5 1SY
RECOMMEND there should be no change to the existing conditions (variations not permitted)
COMMENT
This matter should be decided by the licensing authority
- 7** 2019/0311/FUL
Construction of 3No. new dwellings.
15 Churchill Avenue Wells BA5 3HZ
RECOMMEND APPROVAL
The Council is concerned about the environment of the public-access path which borders the site and leads out to Hawkers Lane. Please do anything possible to improve this amenity.
- 19/36P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL:**
NOTED
- 19/37P MENDIP DISTRICT COUNCIL LOCAL PLAN II : Sites and Policies**
1] Focussed Consultation on Proposed Changes to Pre-Submission Plan
Item for the next agenda.
2] Notice of Examination Hearings
Agreed to nominate the Mayor to speak on behalf of Wells City Council at the hearings in July.
- 19/38P 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
- 19/39P ANY OTHER MATTERS OF URGENT REPORT**
i. Ref. 19/37P – actions agreed.
ii. Ref. 19/27P Response from developer: a meeting to be arranged.
- 19/40P DATE OF NEXT MEETING: 7pm, Thursday 4th April 2019**