

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 5TH DECEMBER 2019 AT 7.00PM

PRESENT: Cllrs: L Agabani, S Briton, A l'Anson (Vice-Chairman), N Kennedy, J Rust

IN ATTENDANCE: WCC, S Bristow
6 members of public

In the absence of Cllr Wride, Cllr l'Anson chaired the meeting.

19/186P APOLOGIES FOR ABSENCE

Cllrs: J Osman (Mayor), C Rees, C Wride (Chairman)

19/187P DECLARATIONS OF INTERESTS

To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 26th July 2012.

Cllr Agabani, item 5.3, private and prejudicial.

19/188P MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held on 21st November 2019:

Cllr Briton made reference to 19/184P and advised a draft tree policy document would be circulated to members in January 2020.

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

19/189P MEETING OPEN TO THE PUBLIC

Claire Brimm, Jonathan Davies and Peter Stormonth gave a short presentation on draft plans for the affordable housing proposal on behalf of The Guinness Partnership. Re: Vicarage Fields, Wells, 23 Affordable Apartments.

Discussion took place and the presentation was well received. Comment was made by Cllr Rust regarding the lack of greenery in the plans.

Cllr l'Anson thanked them for their presentation and said the committee look forward to receiving the application in due course.

19/190P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1 2019/2755/HSE **and** 2019/2756/LBC
Retrospective application for rear extension.
12 St John Street Wells BA5 1SW
RECOMMEND: Approval

2 2019/2785/LBC
Replacement of lean to roof and store, internal alterations to relocate W.C. and removal of flat roof parapet wall in rear yard.
71 High Street Wells Somerset BA5 2AQ
RECOMMEND: Approval

3 2019/2768/FUL **and** 2019/2769/LBC
Proposed minor alterations and change of use to provide mixed use from existing A1 Shop to include A3 Restaurant/Cafe and A4 licensed premises (wine bar).
12 Market Place Wells BA5 2RB

Cllr Agabani left the room.

RECOMMEND: Approval

Cllr Agabani returned.

4 2019/2777/FUL
Erection of single storey front extension.
Wells Fire Station Burcott Road Wells BA5 2EF
RECOMMEND: Approval

5 2019/1149/TEL - **APPEAL REF: APP/Q3305/W/19/3240225**
The installation of a 15m monopole telecommunications mast supporting 2no. 300mm dishes, with 3no. antennas mounted within a shroud, link AC cabinet, Cobra cabinet and Fredo cabinet.
Communication Station East Somerset Way Wells Somerset

A member of public had submitted substantial information to be considered for this item. The documentation was circulated to all members by email and a copy made available at the meeting. Councillors commented on the interesting content.

Two members of public joined the table to express their concerns, including the health issues of 5G, the lack of residential consultation and out of date guidelines (references were taken from the Appeal Statement).
Cllr l'Anson thanked them for their comments.

RECOMMEND: Approval - Although the City Council recommended approval for the proposal set out in application reference number 2019/1149/TEL, the Council now ask the Inspector to seek confirmation from the developers that the proposed telecommunications mast will not be modified in order to support 5g coverage. Moreover, in the event that the Inspector allows the appeal, the Council would ask the Inspector to impose a condition prohibiting such a modification.

19/191P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL – Noted

19/192P 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.

19/193P ANY OTHER MATTERS OF URGENT REPORT
Documentation was circulated by email to members prior to the meeting (paper copy available) from the Rural Services Network (RSN), seeking to establish a Rural/Market Towns Grouping to sit within its network.
Discussion took place and it was agreed that it would be unsuitable for WCC, but suggested that St Cuthbert Out may wish to pioneer this scheme.

Cllr Briton is following up arranging meeting with WCC Chairman of Planning and MDC Chairman of Planning on the future policies in relation to sustainability.

19/194P DATE OF NEXT MEETING: 6pm, Thursday 19th December 2019
Urgent matters only