

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 6th FEBRUARY 2020 AT 7.00PM

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

IN ATTENDANCE: WCC Staff
4 members of the public

20/19/P APOLOGIES FOR ABSENCE
J Osman (Mayor), N Kennedy, C Rees

20/20/P DECLARATIONS OF INTEREST
None.

20/21/P MINUTES OF THE PREVIOUS MEETING
To approve and sign the minutes of the meeting held on 23rd January 2020:
Minutes of the previous meeting were proposed, seconded, approved and signed as a correct record.

20/22/P MEETING OPEN TO THE PUBLIC
No-one wishing to speak.

20/23/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1 2020/0161/FUL
Full planning application to substitute plots 37-63, (27 dwellings) for 10no. one and two storey dwellings on the site of previously approved development 2012/1472/FUL.
Land At Ash Close Wells Somerset
RECOMMEND: APPROVAL

2 2020/0016/FUL
Resubmission of 2018/3117/FUL for erection of two dwellings.
Plot West Of 32 Bekynton Avenue Wells Somerset
RECOMMEND: REFUSAL on the grounds of over-development

3 2020/0155/HSE
Proposed Extension, Landscaping & Internal Alterations.
58 Bath Road Wells BA5 3LQ
RECOMMEND: APPROVAL

4 2020/0166/HSE
Demolition of existing rear conservatory and construction of new single storey extension on North & East elevations.
40 Bekynton Avenue Wells BA5 3NG
RECOMMEND: APPROVAL

20/24/P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL – Noted

20/25/P THE BUILDING BETTER, BUILDING BEAUTIFUL COMMISSION REPORT
A member of the public commented on this report. The Chairman expressed the hope that design will be a matter that the Neighbourhood Plan will take into account. The Chairman confirmed that the grant for this has now been agreed and more Council Members are to become involved.

20/26/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.

20/27/P ANY OTHER MATTERS OF URGENT REPORT

1. Tree Management Policy – The Reimagining the Levels Group are to be asked to attend a future Planning Meeting.
2. Future Homes Standard Consultation – It was agreed to submit a response which aligns with the views of Sustainable Wells.
3. MDC Planning Training – The Chairman is to seek another date for this. It was felt that the dates offered were too short notice.
4. Mast Installation at Wells Cathedral – The Chairman was asked to raise this issue with Andrew Haymes and make the point to the Cathedral Chapter that WCC should have been notified earlier in the process.
5. Cllr Rust asked for ‘Affordable’ and ‘Social’ housing to be defined. The Chairman will report back.
6. Wessex Community Assets. Cllr Briton will ask them to attend a future Planning Meeting.

20/28/P DATE OF NEXT MEETING: 7pm, Thursday 20th February 2020