

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 1<sup>ST</sup> OCTOBER 2020 AT 7:00PM VIA ZOOM

**PRESENT ON ZOOM:** Cllrs: L Agabani, A l'Anson (Chairman),  
N Kennedy, J Osman (Mayor), J Rust,  
C Wride (Vice-Chairman)

**IN ATTENDANCE ON ZOOM:** Town Clerk: S Luck  
Cllrs: Humphreys, Linsdell and Welch  
WCC Staff: S Bristow, A Westwood  
SCC Cllr T Munt  
MDC Cllr T Ronan  
17 members of the public

#### 1 **APOLOGIES FOR ABSENCE**

Cllr C Rees

Cllr Osman said he needed to leave the meeting after 5.2 as he had another engagement. Therefore, the Chair will bring forward this application to discuss first.

#### 2 **DECLARATIONS OF INTEREST**

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

Each member was asked for any declarations. Cllr l'Anson declared a Personal interest in 5.2, as he knows the applicant.

Cllr Wride declared a Disclosable Pecuniary and Prejudicial interest in 5.2 because she gave an amount of money towards funding used to object to a previous planning application by the same applicant on the same site.

#### 3 **MINUTES OF THE PREVIOUS MEETING**

To approve and sign the minutes of the meeting held remotely on 17<sup>th</sup> September 2020: Minutes of the previous meeting were proposed, seconded, approved and will be signed as a correct record in due course.

#### 4 **MEETING OPEN TO THE PUBLIC**

*Because discussion took place regarding 5.2, Cllrs l'Anson and Wride, who had previously declared their interests in this item, left the meeting and Cllr Agabani took the Chair.*

Members of the public spoke in turn of their objections to this application. This included issues relating to access, the spoiling of the Special Landscape Feature, green space and agricultural land. Trees would also be destroyed. Flash flooding area/sewage plans. Overall impact on scenic nature and problem of noise disruption.

Mr Foster, Associate Director, Salmon Planning Company spoke in favour of this application. He stated that the applicant wishes to build a dwelling of the highest architectural and energy efficiency qualities to help raise the standard of residential development in Wells and the district more widely. He also stated that the dwelling proposed would be low profile and in keeping within the character of the area. The previous application which was turned down was for ten dwellings, whereas this application is for a single dwelling.

Following a comprehensive report from Mr Foster in support of this application, the acting Chair, Cllr Agabani, conveyed his thanks to all who had spoken. Members then discussed the application between them and came to the recommendation as seen below 5.2.

*Cllr Osman left the meeting, as arranged. Cllrs l'Anson and Wride re-joined the meeting and Cllr l'Anson took the Chair.*

Mr Simons spoke on the problems regard delivery lorries driving into Whiting Way and backing into the yard. He had previously spoken about this at the Council meeting on 24<sup>th</sup> September. Following discussions, it was agreed that SCC Cllr Munt would take up the issue as a matter of urgency with Highways and the Chair would make representations to Mendip.

## **5 PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

### **5.1 2020/1710/HSE**

Demolition of garage and erection of two storey extension on the West elevation and the erection of a single storey timber carport to the East elevation.

Location: 2 Mount Pleasant Avenue Wells BA5 2JQ

**RECOMMEND: Approval**

### **5.2 2020/1808/FUL**

Erection of a detached dwelling with associated garage, landscaping works and parking and turning area.

Location: Land North Of 6 Obaco Cherry Orchard Drive Wells Somerset

**RECOMMEND: Refusal, on the grounds of inadequate access and the adverse effect on neighbouring properties and the Special Landscape Feature.**

#### **TREES:**

### **5.3 2020/1809/TCA**

Walnut (W1) fell due to damage to neighbouring outbuilding / annex. Replace with Cornus Kousa (Flowering Dogwood) in same position.

Location: 19 Millers Gardens Wells Somerset BA5 2TW

**RECOMMEND: Refusal, on the grounds that the application lacks a proper justification and that a report from a qualified arboriculturalist should be obtained.**

### **5.4 2020/1648/TCA**

G1 - Mixture of Ash and Sycamore - raise canopies to approximately 7m ensuring a clearance of 4m from the roof line. Girdle Ivy on all trees. T2 - Ash and T3 Sycamore - reduce tops by 2-3m that overhang building back to secondary growth points.

Location: 5A Valley Close Wells BA5 2HU

**RECOMMEND: Approval**

### **5.5 2020/1780/TPO**

G1 - M1064 - Willow Trees - Pollarding of the trees to the crown.

Location: R Tincknell And Sons Limited 2 Glastonbury Road Wells Somerset BA5 1TH

**RECOMMEND: Approval**

## **6 TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL**

Noted.

## **7 WELLS NEIGHBOURHOOD PLAN**

Nothing further to report.

## **8 THE WHITE PAPER**

To review responses from Wells City Council Planning Committee:

Councillor responses have been received and a report will be prepared for the next meeting.

## **9 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.

**10 ANY OTHER MATTERS OF URGENT REPORT**

Following a site visit to Park Cottage, Silver Street, to look at the trees in question, discussion took place and it was agreed that the following responses would be sent to MDC:

TREES:

2020/1748/TCA

T11 Prunus spp. - Fell. T12 Sambucus nigra - Fell. T13 Taxus baccata - Reduce by 2m. T14 Fagus sylvatica - Crown lift to 5m on south-eastern aspect. T15 Tilia spp. - Fell.

T16 Syringa vulgaris - Fell. T17 Laurus nobilis - Fell. T18 Cupressus leylandii – Fell. T19 Syringa vulgaris - Fell. T20 Ligustrum japonicum - Fell.

Location: Park Cottage Silver Street Wells BA5 1US

**RECOMMEND: Approval, subject to retaining the T19 Syringa vulgaris (Lilac)**

2020/1771/TPO

T1 Thuja plicata - Remove stem on north-eastern aspect back to main stem. Crown lift on north-eastern aspect to 6m above ground level. T2 Thuja plicata - Crown lift on north-eastern aspect to 6m above ground level. T4 Thuja plicata - Crown lift on south-eastern aspect to 6m above ground level, including primary branch. T5 Thuja plicata - Crown lift on south-eastern aspect to 6m above ground level. T6

Chamaecyparis lawsoniana - Crown lift on south-eastern aspect to 6m above ground level. T7 Chamaecyparis lawsoniana - Crown lift on south-eastern aspect to 6m above ground level. T8 Thuja plicata - Crown lift on south-eastern aspect to 6m above ground level. T9 Thuja plicata - Crown lift on south-eastern aspect to 6m above ground level. T10 Thuja plicata - Crown lift on south-eastern aspect to 6m above ground level, including primary branch.

Location: Wells Recreation Ground Silver Street Wells Somerset BA5 1UN

**RECOMMEND: Approval**

**11 DATE OF NEXT MEETING: 7:00 pm, Thursday 22<sup>nd</sup> October 2020**