

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 5th NOVEMBER 2020 AT 7:00PM VIA ZOOM

PRESENT ON ZOOM: Cllrs:, A l'Anson (Chairman), N Kennedy, J Rust (Vice-chair),
P Welch (Mayor)

IN ATTENDANCE ON ZOOM: Town Clerk: S Luck
Cllrs: J Linsdell, C Rees
WCC Staff: S Glendinning, A Westwood
SCOPC Cllr M Cooke, SCC Cllr T Munt
1 member of the public

1 **APOLOGIES FOR ABSENCE**

Cllrs L Agabani, J Browne, O Hartley (Deputy Mayor), R Humphreys

2 **DECLARATIONS OF INTEREST**

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

None declared

3 **MINUTES OF THE PREVIOUS MEETING**

To approve and sign the minutes of the meeting held remotely on 22nd October 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**

The meeting was attended by one member of the public.

Mr C Simons followed up on the use of 'A' boards in the city. Cllr T Munt is to meet with SCC on Mon 9th Nov and will liaise with Mr Simons and report back to the next planning meeting.

5 **PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

5.1 2020/1858/HSE

Proposed loft conversion and dormer extension.

Location: Fairfield House 90 Wookey Hole Road Wells BA5 2NQ

Application delayed in last planning meeting and site visit arranged for Weds 28th October, 9am.

RECOMMEND: Refusal, overlooking neighbours property

5.2 2020/2040/HSE

First floor extension with roof lights and porch extension, widened existing vehicular access, new detached garage with home office/hobby room.

Location: 25 Milton Lane Wells BA5 2QS

RECOMMEND: Approval

5.3 2020/2001/HSE

Erection of Single Storey Rear Extension.

Location: 9 Rowdens Road Wells BA5 1TU

RECOMMEND: Approval

- 5.4 2020/2092/HSE
Erection of single storey rear extension
Location: 20 Bishopslea Close Wells BA5 1TG
RECOMMEND: Approval
- 5.5 2020/2110/FUL and 2020/2111/LBC
Change of use of first floor to dwelling, with associated alterations.
Location: 17D Sadler Street Wells BA5 2RR
RECOMMEND: Approval
- TREES:**
- 5.6 2020/2160/TCA
Whitebeam (T1)- Crown reduce by up to 2.5m. Whitebeam (T2)- Crown reduce by up to 1.5m.
Location: 1 Lawpool Court Wells BA5 2AN
RECOMMEND: Approval
- 5.7 2020/2118/TCA
T1 (Lime) - Reduce crown by 1-2m from height, 1-2m from lateral spread pruning only secondary or third order branches. Crown lift by 3m pruning primary/secondary branches.
Location: Recreation Ground East of 26 Silver Street Wells BA5 1SG
RECOMMEND: Approval
- 6 **TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL**
Noted.
- 7 **APPEAL DECISION:**
- 2019/1461/FUL Appeal Ref: APP/Q3305/W/20/3251805
The Mermaid Inn, 1-2 Tucker Street, Wells BA5 2DZ
- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Sam James against the decision of Mendip District Council.
 - The application Ref 2019/1461/FUL, dated 03 June 2019, was refused by notice dated 5 November 2019.
 - The development proposed is described as erection of 4no 2 bedroom duplex dwellings.
- DECISION: The appeal is dismissed.
- The Appeal Decision was Noted
- 8 **PLANNING COMMITTEE AIMS**
Agreed. No changes required.
- 9 **PLANNING COMMITTEE CONSULTATION TEMPLATE**
Noted
- 10 **WELLS CITY COUNCIL PLANNING GUIDELINES**
Noted
- 11 **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.

12 ANY OTHER MATTERS OF URGENT REPORT

Mr Simons asked for an update on the delivery lorries to Waitrose. Cllr Munt will provide an update on this issue via email.

Cllr Kennedy asked who was responsible for checking on whether tree works were carried out correctly following a recommendation. Resource was felt to be an issue, but it would be the responsibility of Bo Walsh, MDC Tree Officer.

It was agreed the Chairman was to liaise with Alex Westwood in order to share screen and show agenda attachments whilst conducting future meetings.

Cllr Rust asked for an update on the earlier Budget Setting meeting, specifically any items relevant for Planning:

- The Chairman will consult the Planning Committee prior to any future budget meeting
- £2,000 has been carried over for the Neighbourhood Plan
- £1,200 has been put aside for mapping software from Pear Technology. This will be used for The Neighbourhood Plan and other general use by Wells City Council

13 DATE OF NEXT MEETING: 7:00 pm, Thursday 19th November 2020