

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 1ST JULY 2021 AT 7:00PM

PRESENT: Cllrs: L Agabani, J Browne, J Rust (Vice-chair), P Welch (Mayor)

IN ATTENDANCE: Town Clerk: S Luck
WCC Staff: S Bristow
SCC Cllr: T Munt
0 Members of the Public

21/98P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:

Cllrs A l'Anson (Chair), N Kennedy, S Powell

21/99P DECLARATIONS OF INTEREST

Cllr Agabani declared a Personal interest in planning applications 7 and 9 below. No reason given.

21/100P MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held on 17th June 2021.
Members agreed the Chair can sign the minutes as a true record.

21/101P MEETING OPEN TO THE PUBLIC

No-one wishing to speak.

21/102P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1** 2021/1260/HSE **and** 2021/1261/LBC
Two-storey rear extension.
41 Chamberlain Street Wells Somerset BA5 2PQ
RECOMMEND: Refusal - not within character of the area.
- 2** 2021/0933/FUL **and** 2021/0934/LBC
Conversion of house to original state to create two dwellings. Works to include sealing of openings in party wall, replacement of kitchen and bathroom and refurbishment of windows and externals, installation of new gas central heating and creation of bathroom on first floor of dwelling number 2
1 - 2 Somerset Cottages South Street Wells Somerset BA5 1SN
RECOMMEND: Approval - suggest looking at possible alternative to gas central heating.
- 3** 2021/1304/HSE
Erection of a glazed conservatory and flat roof porch with associated building works. Replacement of house roof tiles, extending the side eaves and modifying the existing drive.
20 Millers Gardens Wells Somerset BA5 2TW
RECOMMEND: Approval
- 4** 2021/0927/HSE
To renew gravel on front garden for a hard standing driveway, 3.96m x 6.1m.
36 Barley Close Wells Somerset BA5 2ED
RECOMMEND: Approval - recommend the use of permeable membrane.

- 5 2021/1332/HSE
Erection of rear extension, internal re-arrangement and widening of the driveway.
35 Mount Pleasant Avenue Wells Somerset BA5 2JG
RECOMMEND: Approval
- 6 2021/1335/HSE
Erection of single storey side extension.
1 Kidder Bank Wells Somerset BA5 3JT
RECOMMEND: Approval
- 7 **No vote from Cllr Agabani**
2021/1339/VRC
Application to remove conditions 3 (use limited to private and domestic needs), 4 (shall not be converted to habitable accommodation) of planning approval 108565/001.
Foxcroft 61 Wookey Hole Road Wells Somerset BA5 2NH
RECOMMEND: Approval
- 8 2021/1341/FUL
Erection of 1no. attached dwelling-house.
28A Hervey Road Wells Somerset BA5 3JD
RECOMMEND: Refusal - on the grounds of overdevelopment.
- TREES:**
- 9 **No vote from Cllr Agabani**
2021/1424/TPO **and** 2021/1397/TCA
See tree works specification
Wells Cathedral School 15 North Liberty Wells Somerset BA5 2ST
RECOMMEND: Approval
- 21/103P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL**
None received.
- 21/104P INVITATION TO MDC TREE OFFICER**
Bo Walsh, MDC Tree Officer, is due attend the Planning meeting on 15th July to discuss tree protection in Wells. Questions from members are encouraged.
- Cllr Rust asked that the email attaching the next agenda will include a note of this item to draw attention to it.**
- 21/105P DELEGATED RESPONSIBILITIES**
To delegate authority to the Town Clerk in consultation with the Chair and Vice-Chair, to decide any urgent matters arising before the next meeting.
- 21/106P ANY OTHER MATTERS OF URGENT REPORT**
No matters to report.
- 21/107P DATE OF NEXT MEETING: tba**

Minutes signed by The Chair:

Date: