

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 21ST JANUARY 2016 AT 7.00PM

PRESENT: Cllrs: M Brandon; C Briton; C Cox; N Kennedy (Chairman);
D Swain (Vice-Chairman); C Wride

IN ATTENDANCE: Town Clerk: F White
0 members of the public

16/11P APOLOGIES FOR ABSENCE

Cllr: G Wilson (The Mayor); A Gibson (Deputy Mayor);

16/12P DECLARATIONS OF INTERESTS

Cllr Wride declared a personal and prejudicial interest in application 2015/3089, as applicant. All other Councillors present declared a personal but non-prejudicial interest in this application, as fellow council members. It was agreed not to consider this application and to return a response of 'not appropriate to comment'.

16/13P MINUTES OF THE MEETING HELD ON 7th JANUARY 2016

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

16/14P MEETING OPEN TO THE PUBLIC

None present

16/15P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1

2015/3011/CLE

Application for a Lawful Development Certificate for an existing use of a wrap around extension to the rear and side of the property.

8 Bedford Road Wells Somerset BA5 3NH

RECOMMEND APPROVAL

REASON: enhances the aesthetic qualities of the extension.

2

2015/3045/VRC

Application for removal of condition 23 (details of works to upgrade the existing zebra crossing between numbers 6 and 7 Glastonbury Road) following grant of permission 2015/0236/VRC.

Former Nutricia site Glastonbury Road Wells Somerset

RECOMMEND REFUSAL

REASON:

The original condition 23 of permission 2015/0236VRC should stand, in the interest of highway safety.

- 3 2015/3043/FUL
Change of use of ground floor from B1 office use to additional habitable accommodation and garage space ancillary to existing residential use of first and second floors.
9 And 9A Mill Street Wells Somerset BA5 2AS
RECOMMEND APPROVAL
- 4 2015/2933/FUL
Conversion of existing 5 bedroom flat into 2 no 2 bed flats and enlargement of ground floor
Restaurant, including first and second floor extension and roof over courtyard.
The Sun Greek Taverna 20 Union Street Wells Somerset BA5 2PU
RECOMMEND APPROVAL
- 5 2015/3089/HSE
Demolish existing garage, rear utility and porch area. Proposed new garage to side elevation. A new single storey rear extension and improvements to access & parking.
91 Wookey Hole Road Wells Somerset BA5 2NH
Not appropriate to comment. (See 16/12P Councillors' declarations of interests)
- 6 2015/3093/FUL
Change of Use to A3 (Restaurant and Café)
Former Tea Rooms 38 Market Street Wells Somerset
RECOMMEND APPROVAL
- 7 2015/3090/HSE
Extensions and alterations
38 Bishopslea Close Wells Somerset BA5 1TG
RECOMMEND APPROVAL
- 8 2015/2954/LBC
Minor internal alterations and interior/exterior redecoration.
Bekynton Brasserie 21 Market Place Wells Somerset BA5 2RF
RECOMMEND APPROVAL Subject to the approval of the Conservation Officer. Recommend that the Conservation Officer should be requested to visit the site.
- 9 2016/0024/HSE
Rear and side extensions to an existing house.
1 Bedford Road Wells BA5 3NH
RECOMMEND APPROVAL

- 16/16P WITHDRAWN: NOTED**
2015/2440/DUB & 2015/2376/FUL
Replacement Dwelling – It is proposed to demolish an outdated and poorly designed 1980's bungalow in Wells and replace it with a sustainable retirement home built traditionally from Doultong stone and oak.
Blislands House Monterye Lodge St Thomas Street Wells Somerset
- 16/17P APPEALS: NOTED**
- 1** 2015/1556/HSE
Appeal Ref: APP/Q3305/D/15/3141140, starting date 4 January 2016
Proposed parking bay and crossover at 44 Bekynton Avenue Wells [Re-submission)
44 Bekynton Avenue Wells Somerset BA5 3NG
- 2** Application Ref: 2015/1213/HSE
Appeal Ref: APP/Q3305/D/15/3135811
21 Tor Street Wells BA5 2US
DECISION: The appeal is dismissed
- 16/18P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: NOTED**
- 16/19P MDC HERITAGE AT RISK SURVEY 2016**
Members are asked to notify the Town Clerk or the Chairman if they are aware of any sites (within their Ward) on the Heritage Register that could be considered to be at risk.
- 16/20P 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:
RESOLVED
- 16/21P ANY OTHER MATTERS OF URGENT REPORT**
No further matters.
- 16/22P DATE OF NEXT MEETING: 7.00pm, Thursday 4th February 2016**