

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 2<sup>ND</sup> JUNE 2016 AT 7.00PM

**PRESENT:** Cllrs: M Brandon; C Briton; A Gibson (Mayor); N Kennedy (Chairman); J North (Deputy Mayor); D Swain; G Wilson; C Wride

**IN ATTENDANCE:** RFO: S Luck  
No members of the public

#### **ELECTION OF VICE CHAIRMAN**

Cllr Brandon was proposed, seconded and elected.

#### **16/105P APOLOGIES FOR ABSENCE**

Town Clerk: F White

#### **16/106P DECLARATIONS OF INTERESTS**

Cllr Kennedy declared a personal interest, as friend of the applicant, in item 4 (2016/1105/HSE).

#### **16/107P MINUTES OF THE MEETING HELD ON 19<sup>TH</sup> MAY 2016**

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

#### **16/108P MEETING OPEN TO THE PUBLIC**

None present.

#### **16/109P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

- 1 2016/1093/LBC  
External Alterations  
Existing shop front is to be retained and redecorated RAL 7012. Brickwork and stall riser redecorated as existing.  
Remove 2No. ADT intruder alarm boxes. Relocate 1No. Christmas tree holder, to balance facade.  
Install new non-illuminated Boots oval and non-illuminated individual lettering.  
Retain metal bracket and fit new non-illuminated Heritage projecting sign.  
Install 3No. AC condensers to the rear elevation.  
Internal Alterations  
New internal shopfit, including removal of existing fittings.  
Install new ceilings, flooring coverings, studwork walls.  
Decorations and fittings in line with Boots Opticians rebranding.  
New services and associated elements throughout.  
66 High Street Wells Somerset BA5 2AJ

**DECISION: RECOMMEND APPROVAL with conditions that the air conditioning units do not impact on the neighbouring properties.**

- 1.2 2016/1063/ADV  
Installation of non-illuminated individual letters mounted to painted brick facade.  
Installation of non-illuminated 'Boots' Lozenge pin mounted to painted brick facade. Installation of traditional style projecting sign on existing bracket.  
66 High Street Wells Somerset BA5 2AJ

**DECISION: RECOMMEND APPROVAL**

- 1.3** 2016/1062/FUL  
Prepare & decorate shop front white with grey door & frames and black stallrisers. Install new 'D' shaped handle to existing door. Install new 'call assistant' bell next to the door. Retain existing metal hanging bracket and install new non-illuminated traditional style hanging sign. Install new non-illuminated individual letters and 'Boots' Lozenge. Install 3no. external A/C units to be located at low level at the rear of the property.  
66 High Street Wells Somerset BA5 2AJ  
**DECISION: RECOMMEND APPROVAL**
- 2** 2016/0627/ADV  
Wayfinding signs and banner.  
Wells Leisure Centre Charter Way Wells Somerset BA5 2FB  
**DECISION: RECOMMEND APPROVAL**
- 3** 2016/1096/HSE  
Erection of single storey rear extension.  
10 Burcott Road Wells Somerset BA5 2EQ  
**DECISION: RECOMMEND APPROVAL**
- 4 Cllr Kennedy left the room and Cllr Brandon took the Chair**  
2016/1105/HSE  
Convert garages to additional accommodation.  
34 Milton Lane Wells Somerset BA5 2QS  
**DECISION: RECOMMEND APPROVAL**  
**Cllr Kennedy returned**
- 5** 2016/1222/FUL  
Change of use from an office (B1) to a hairdressing salon (A1) (no external alterations).  
13 Sadler Street Wells Somerset BA5 2RR  
**DECISION: RECOMMEND APPROVAL**
- 6** 2016/1176/HSE  
Erection of two storey rear extension, including removal of existing single storey open sided extension.  
4 Barnard Court Wells Somerset BA5 2FJ  
**DECISION: RECOMMEND REFUSAL**  
**Concerns on impact on neighbouring property, no.3 Barnard Court, being overbearing and causing loss of light.**
- 7** 2015/1723/FUL  
Relocation of existing pre-School temporary building and recladding in vertical Cedar boarding (amended drawings for new siting received 9<sup>th</sup> May 2016, and supporting information received 17<sup>th</sup> May 2016).  
St Joseph and St Teresa Roman Catholic Voluntary Aided Primary School  
Lovers Walk Wells Somerset BA5 2QL  
**DECISION: RECOMMEND APPROVAL**

- 8** 2016/1179/FUL  
Single storey extension and rebuild of garage.  
19 Mount Pleasant Avenue Wells Somerset BA5 2JG  
**DECISION: RECOMMEND APPROVAL**
- 9** 2016/1206/FUL  
Change of use of first floor from (A3) restaurant to (C3) flats.  
The Old Chapel Bakery Union Street Wells BA5 2PU  
**DECISION: RECOMMEND APPROVAL**
- TREES:**
- 10** 2016/1183/TCA  
Application for tree works to reduce the Laurel (T1) to 6ft in height and shape, fell the Lawson Cypress (T2) and reduce by 6ft and remove stem to south of the Lawson Cypress (T3).  
Pear Tree House St Andrew Street Wells Somerset BA5 2UR  
**DECISION: RECOMMEND APPROVAL**
- 11** 2016/1227/TCA  
Notification of proposed works to trees in a conservation area.  
Black Dog Garden Tor Street Wells Somerset  
**DECISION: RECOMMEND APPROVAL**
- 16/110P** **TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**
- 16/111/P** **BREACH OF CONDITIONS NOTICE**  
Wells Kebab 1 St Johns Street Wells BA5 1SW. Ref: ENF/2015/0265  
**Noted**
- 16/112P** **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**
- 16/113P** **ANY OTHER MATTERS OF URGENT REPORT**  
No items raised.
- 16/114P** **DATE OF NEXT MEETING: 7.00pm, Thursday 16<sup>th</sup> June 2016**