

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 1ST SEPTEMBER 2016 AT 7.00PM

PRESENT: Cllrs: C Briton; N Kennedy (Chairman); J North (Deputy Mayor); D Swain; G Wilson; C Wride.

IN ATTENDANCE: Clerk: Charlie Pritchard-Williams
Cllr Robbins

16/159P APOLOGIES FOR ABSENCE

Cllrs: M Brandon (Vice-Chairman); A Gibson (Mayor); Town Clerk: F White.

16/160P DECLARATIONS OF INTERESTS

Cllr North declared an interest in item 5.1 2016/1699 & 2016/1698. He did not leave the room.

16/161P MINUTES OF THE MEETING HELD ON 11TH AUGUST 2016

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

16/162P MEETING OPEN TO THE PUBLIC

Cllr Robbins spoke about an item not on the agenda 2010/1409 7/8 Mill Street. This planning permission was to demolish retail buildings and build 13 houses; there were some objections to this at the time.

Cllr Robbins spoke on behalf of a resident; there is an issue with a window overlooking another window. The committee agreed to ask MDC to clarify the conditions specified in the original planning application and ask why the issues haven't been addressed or enforced.

16/163P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1 2016/1699/FUL and 2016/1698/LBC
 - Proposed to have a new pergola
 - Proposed to have a new kitchen extract to rear roof
 - Proposed to have a new internal porch to side entranceway
 - Proposed to have new metal shutters to bar during out of hours
 - Replace existing timber front doors with new glazed doors
 - Modify side entrance with larger door and new glass screens to match existing to accommodate accessible/wheelchair access.

Sherston Inn Priory Road Wells BA5 1SU

RECOMMEND APPROVAL WITH CONDITIONS

- a) proper ventilation from the extraction fan
- b) there should be a consultation with the conservation officer

- 2 2016/1877/HSE
Single Storey Rear Extension.
1 Wookey hole Road Wells BA5 2NN
RECOMMEND APPROVAL

- 3 2016/1911/HSE
2 Storey extension to the South East side of 7 Stoberry Avenue.
7 Stoberry Avenue Wells Somerset BA5 2TF
RECOMMEND APPROVAL
- 4 2016/1761/ADV
External signage for a Premier Inn Hotel.
Land At 354775 145061 East Somerset Way Wells Somerset
RECOMMEND APPROVAL
- 5 2016/1859/VRC
Application to vary condition 2 (drawings) of application 2015/0747/FUL in order to re-position exit door and revise approved ground levels (amended description and drawings received 10th August 2016).
9 New Street Wells BA5 2LD
RECOMMEND NO DECISION MADE
(Approved under delegated powers)
- 5.1 2016/1921/VRC
Application to vary condition 2 (drawings) of 2015/0748/LBC in order to reposition exist door and retention of existing ground levels to north-east corner of site.
9 New Street Wells Somerset BA5 2LD
RECOMMEND APPROVAL
- 6 2016/1697/FUL
Change of use from retail/residential use (A1) to a residential use (C3). (No external alterations.)
6 Tucker Street Wells Somerset BA5 2DZ
RECOMMEND APPROVAL
- 7 2016/1931/HSE
Demolish side and rear extension and erect new single storey side and rear extension.
17 Keward Avenue Wells BA5 1TS
RECOMMEND APPROVAL
- 8 2016/1901/FUL
Replacement House (with altered access).
Drum House Little Entry Wells Somerset BA5 2TP
RECOMMEND APPROVAL
- 9 2016/1840/FUL **and** 2016/1841/LBC
Replacement of existing ATM , slip bin to be removed and infill to match existing, ATM housing to be made good after installation, wall nib to be removed to clear internal ATM service zone, 2no Existing sentry boxes to be removed, new SDM apertures, new text and graphic to be applied by Pearce Signs, cashier cupboard behind counter to be removed to clear ATM service zone, install new partition with apertures to suit new SDM + coin deposit, new section of secure ATM partition to RBS security specification, existing QD to be removed and new QD to be installed.
Natwest Bank 7 High Street Wells BA5 2AD
RECOMMEND APPROVAL

- 10 2016/2016/HSE
Erect single storey rear extension to lounge.
3 Woodbury Close Wels BA5 2XS
RECOMMEND APPROVAL
- 11 2016/1866/FUL
The retention of the ATM installed through the existing brick work incorporating the ATM fascia with black bezel surround and white illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to ATM surround.
Euro Garages 44 Chamberlain Street Wells Somerset BA5 2PJ
RECOMMEND APPROVAL
- 11.1 2016/1867/ADV
Integral illumination and screen to the ATM fascia
Internally illuminated CASH sign above the ATM fascia
Blue LED illumination to ATM surround.
Euro Garages 44 Chamberlain Street Wells Somerset BA5 2PJ
RECOMMEND APPROVAL
- 12 2016/2097/HSE
Extension to dwelling to form front entrance porch and new roof to the existing conservatory at the rear.
21 Hooper Avenue Wells Somerset BA5 2NA
RECOMMEND APPROVAL
- 13 2016/1868/HSE
Replacement and enlargement of existing balcony at first floor rear.
2 North Grove Wells BA5 2TD
RECOMMEND REFUSAL
a) The proposed balcony would be out of character with the rest of the block of flats.
- 14 2016/2110/HSE
Single storey rear extension.
46 Burcott Road Wells Somerset BA5 2EQ
RECOMMEND APPROVAL
- 15 2015/2405/FUL
Application for change of use of the land from concrete works to storage, distribution, repair, manufacture of staging equipment (B8 and B2 Class Use) as well as office use for general administration, accounts to support the business, logistics and CAD drawing (B1a).
Tor Hill Works Constitution Hill Wells Somerset BA5 3NT
RECOMMEND APPROVAL
- 16 2016/2029/HSE
Formation of parking space in front garden with associated level changes.
5 Sealey Crescent Wells Somerset BA5 3JF
RECOMMEND APPROVAL

TREES:

17 2016/1881/TPO

Application for works to trees subject to a tree preservation order (TPO): Beech (T1) prune the tree back from the building and neighbouring properties by 2.5 – 3.5m, raise the lower canopy to 3.5m and the reduction of lower laterals by 2.5 – 3.5m to reduce the risk of branch failure and removal of dead wood
22 Milton Lane Wells Somerset BA5 2QS

RECOMMEND APPROVAL

18 2016/2114/TCA

Works including felling of trees in a conservation area
65 St Thomas Street Wells Somerset BA5 2UY

RECOMMEND APPROVAL

16/164/P APPEAL:

Appeal reference APP/Q3305/W/16/3153877, starting date 17th August 2016.
2016/0803/FUL

New dwelling (re-submission)

Land North of 9 Kennion Road Wells Somerset BA5 2NP

NOTED

16/165/P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted

16/166/P WELLS NEIGHBOURHOOD PLAN

There was a wide-ranging discussion about the current status of the Wells Draft Neighbourhood Plan.

Cllr Wilson suggested that the steering group be asked to present a revised strategic plan, in the context of an existing housing needs survey (due to go ahead in any case, alongside Mendip Plan part 2). Specifically, this should include:

- an overview of areas which it intends covering
- an outline plan of action including gathering of sound evidence
- consultancy (if any)
- liaison with MDC
- an estimate of costs
- a timescale
- who, precisely, will prepare the plan

Cllr Kennedy to meet with the Town Clerk to discuss the next steps.

16/167/P 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

16/168P ANY OTHER MATTERS OF URGENT REPORT

None

16/169P DATE OF NEXT MEETING: 7.00pm, Thursday 15th September 2016