

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 17<sup>TH</sup> AUGUST 2017 AT 6.00PM

**PRESENT:** Cllrs: M Brandon; N Kennedy; J North (Mayor);  
D Unwin (Vice-Chairman); C Wride (Deputy Mayor and Chair)

**IN ATTENDANCE:** Town Clerk: F White  
County Cllr. T Munt

**17/139P APOLOGIES FOR ABSENCE**  
Cllrs: R Ayres, D Swain, G Wilson

**17/140P DECLARATIONS OF INTERESTS**  
Cllrs North and Unwin declared a personal and non-prejudicial interest as members, in any matter that may be referred to Mendip District Council, and Cllr Unwin as member of MDC Planning Board. Cllr. North declared a personal and non-prejudicial interest as Ward member in application 2017/1816/CLE

**17/141P MINUTES OF THE MEETING HELD ON 20<sup>TH</sup> JULY 2017**  
Minutes of the previous meeting were proposed, seconded, approved and signed.

**17/142P MEETING OPEN TO THE PUBLIC**  
Cllr Munt spoke about application 2017/1816/CLE; she asked that the committee request MDC to refer this matter to the Planning Board for full investigation and clarification of the planning and licensing consents.

**17/143P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

- 1 2017/1912/VRC  
Variation of condition 2 (drawing numbers) of planning permission 2015/2407/FUL granted for the erection of sheltered apartments for the elderly in order to provide an additional unit on the second floor; and to revise the second floor level to comprise 5 no. 1 bed units and 5 no. 2 bed units; and for alterations to roof to allow for the additional unit and to change of mix to provide 17 x 1 bed units and 14 x 2 bed units. Land Adjacent To Tesco Supermarket Tucker Street Wells Somerset  
**DECISION: RECOMMEND REFUSAL**  
**Reasons:**  
**Over-development of the site**  
**Insufficient space for adequate parking and landscaping**
  
- 2 2017/1751/HSE  
Single storey rear infill extension and associated internal works.  
23 North Road Wells BA5 2TL  
**DECISION: RECOMMEND REFUSAL**  
**Recommend that this application should not be approved under delegated authority but be referred to the Planning Board.**  
**Reasons:**
  - i. **Lack of clarity as to the planning status and integrity of the existing structure**
  - ii. **Lack of clarity regarding boundary of the proposed site****Comments:**
  - i. **There appear to be neighbour disputes regarding the party wall and property boundaries**
  - ii. **There appear to be incompatibilities with building regulations**

- 3 2017/1750/FUL  
Installation of Height Restrictor inside Grade Car Park.  
Waitrose Ltd Whiting Way Wells BA5 2PJ  
**DECISION: RECOMMEND APPROVAL**
- 4 2017/1816/CLE  
Application for a lawful development certificate for an existing use of as a café / milk bar and a cocktail bar.  
10 Heritage Courtyard Sadler Street Wells BA5 2RR  
**DECISION: RECOMMEND REFERRAL TO THE PLANNING BOARD AND TO THE LICENSING BOARD FOR FULL REVIEW**  
**Reasons:**  
**To reflect local concerns about anti-social issues.**  
**The committee is aware of irregularities in the planning and licensing history, and that there has been enforcement action. However, the City Council does not have access to the full information. Therefore the committee requests a full review by both the Licensing Board and the Planning Board to ensure that activity at the premises is clearly and properly authorised and controlled.**
- 5 2017/1737/ADV  
Erection of replacement advertisement signs (retrospective).  
Blue School Annexe Portway Avenue Wells BA5 2QF  
**DECISION: RECOMMEND APPROVAL**
- 6 2017/1992/FUL  
Change of use from C2 Use class to C3, Development Manager's Flat to elderly persons accommodation. No changes whatsoever to the internal or external fabric of the flat or building.  
Managers Flat Homechime House Priory Road Wells BA5 1SH  
**DECISION: RECOMMEND APPROVAL**
- 7 2017/1923/HSE  
Erection of 2 storey rear extension, and associated alterations.  
Bank Cottage Union Street Wells BA5 2PU  
**DECISION: RECOMMEND APPROVAL**
- TREES:**
- 8 2017/1898/TPO  
Epicormic removal Tp 31 Lime Trees removal of major dead wood.  
Priory Road Wells  
**DECISION: RECOMMEND APPROVAL**
- 9 2017/2000/TCA  
Works to 19 trees in Conservation Area including replacing stakes, lifting crowns, pollarding and pruning (more information included in schedule of works).  
Church of St Cuthbert St Cuthbert Street Wells BA5 2AW  
**DECISION: RECOMMEND APPROVAL**

**17/144P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**

**17/145P 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**

**17/146P ANY OTHER MATTERS OF URGENT REPORT**

Ref: **17/124P 7.**

55 High Street, Wells - 2017/1654/ADV and 2017/1659/LBC

An amended colour plan was received from the Conservation Officer; this was approved by the committee.

**17/147P DATE OF NEXT MEETING: 7.00pm Thursday 7th September 2017**