

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 5<sup>TH</sup> OCTOBER 2017 AT 7.00PM

**PRESENT:** Cllrs: R Ayres; M Brandon; J North (Mayor); D Swain; D Unwin (Vice-Chairman); G Wilson; C Wride (Deputy Mayor and Chair)

**IN ATTENDANCE:** RFO: S Luck  
County Cllr T Munt  
2 Members of the Public

**17/167P APOLOGIES FOR ABSENCE**

Town Clerk: F White  
Cllr N Kennedy

**17/168P DECLARATIONS OF INTERESTS**

Cllr Unwin declared a personal and non-prejudicial interest as a member, in any matter that may be referred to Mendip District Council, and as a member of MDC Planning Board.

Cllr John North (Mayor) declared a personal and non-prejudicial interest as a member, in any matter that may be referred to Mendip District Council.

**17/169P MINUTES OF THE MEETING HELD ON 21<sup>ST</sup> SEPTEMBER 2017**

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

**17/170P MEETING OPEN TO THE PUBLIC**

The Agent for the Architect for application 2017/2356/HSE made a presentation and answered questions from members.

**17/171P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

- 1** 2017/2381/HSE  
Erection of a single storey outbuilding comprising car parking and workshop and demolition of existing garage.  
5 Priory Road Wells BA5 1SR  
**DECISION: RECOMMEND APPROVAL**
  
- 2** 2017/2356/HSE  
Two storey extension to include new kitchen, sitting room (ground floor) and two bedrooms with one en-suite (1<sup>st</sup> floor).  
9 Kennion Road Wells BA5 2NP  
**DECISION: RECOMMEND REFUSAL due to impact on privacy of neighbouring property**

- 3** 2017/1302/ADV  
Proposal to replace the existing fascia signage to the front of The Works store, 48 High Street, Wells with a sign more in keeping with the building, and the surrounding area. The new sign will consist of a Tricoya timber black panel painted dark Blue, with traditional Ogee mouldings around the perimeter. A central timber panel will be painted yellow and will also have Ogee mouldings around the perimeter. This central panel will have individual timber lettering reading "The Works". Amended Plan Rec'd 18/9/17  
48-50 High Street Wells BA5 2SN  
**DECISION: RECOMMEND APPROVAL**
- 4 TREES:**  
2017/2458/TCA  
T1-Conifer - Reduce by 3m.  
1 Cheddar Valley Buildings West Street Wells BA5 2EA  
**DECISION: RECOMMEND APPROVAL in consultation with the Tree Officer**
- 5** 2017/2532/TCA  
T1 – Walnut Tree – Crown Thinning by 25%, crown reduction – reduction in length by 2m to a total spread of 3.5m of 3 low hanging branches.  
33-35 St Thomas Street Wells BA5 2UU  
**DECISION: RECOMMEND APPROVAL in consultation with the Tree Officer**
- 6** 2017/2509/TCA  
Proposed removal of a Lime tree and works to a Holly tree in a Conservation Area.  
Robinia House 22A Chamberlain Street Wells BA5 2PF  
**DECISION: RECOMMEND APPROVAL in consultation with the Tree Officer**
- 7** 2017/2321/TCA  
Proposed works to trees within a Conservation Area (Amended Location Plan received 19/9/17)  
Wells Recreation Ground Silver Street Wells BA5 1UN  
**DECISION: RECOMMEND APPROVAL in consultation with the Tree Officer**
- 17/172P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**
- 17/173P 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**
- 17/174P ANY OTHER MATTERS OF URGENT REPORT**  
No further matters.
- 17/175P DATE OF NEXT MEETING: 7.00pm Thursday 19<sup>th</sup> October 2017**