

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 18TH JANUARY 2018 AT 7.00PM

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

IN ATTENDANCE: Town Clerk: F White
Cllr C Price
15 members of the public; 1 member of the press

18/11P APOLOGIES FOR ABSENCE
Cllr T Munt (SCC)

18/12P DECLARATIONS OF INTERESTS
Cllr Unwin declared a personal and non-prejudicial interest as member of MDC Planning Board, in any matter relating to MDC.
Cllr Unwin declared a personal and prejudicial interest in 18/18P Mendip Local Plan consultation and left the room during committee consideration of this item.
Cllr North (The Mayor) and Cllr Unwin each declared a personal, non-prejudicial, interest in application 2017/3249/FUL as trustees of Wells Almshouses.
Cllr North (The Mayor) declared a personal and non-prejudicial interest in 18/18P Mendip Local Plan consultation.
The Town Clerk advised The Mayor on Declaration of Interests.
See also:
18/15P2,3 applications 2017/3105/3305
18/15P7 application 2017/3390/FUL
18/14P Telecomms mast at Whiting Way
18/19P Mendip Local Plan consultation

18/13P MINUTES OF THE MEETING HELD ON 4TH JANUARY 2018
Minutes of the previous meeting were proposed, seconded, approved and signed.

18/14P MEETING OPEN TO THE PUBLIC
It was agreed that the public would be invited to speak as each matter arose. Members of the public spoke about the application to install a telecoms mast at Whiting Way (not on the agenda).
Cllr North (The Mayor) declared a personal interest as MDC Ward member.

18/15P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2017/3244/LBC
Refurbishment of outbuildings and cellar including new external staircase railing. Furlong House Lorne Place St Thomas Street BA5 2XF
RECOMMEND APPROVAL

- 2** 2017/3105/LBC
Removal of hedge and the erection of a fence.
14 Chamberlain Street Wells BA5 2PF
Cllr Wilson declared a personal interest as neighbour.
RECOMMEND REFUSAL by majority vote; the Mayor and Cllr Wilson abstained from the vote.
REASONS:
The material and style of the fence are not in keeping in the Conservation Area and with the street scene.

- 3 2017/3305/HSE
Alteration to a boundary, removal of hedge and erection of new fence, within the curtilage of a listed building.
14 Chamberlain Street Wells BA5 2PF
RECOMMEND REFUSAL by majority vote; the Mayor and Cllr Wilson abstained from the vote.
REASONS:
The material and style of the fence are not in keeping in the Conservation Area and with the street scene.
- 4 2017/3249/FUL
Conversion of vacant flat into administration office to include a communal disabled WC and kitchenette to use by staff and visitors to the adjacent chapel.
4 Bubwiths Almshouses Priest Row Wells Somerset BA5 2QE
RECOMMEND APPROVAL
- 5 2017/3284/FUL
Proposed erection of a single storey rear extension.
29 Priory Road Wells BA5 1SU
RECOMMEND APPROVAL
- 6 2017/3316/HSE
New porch & alterations
Orchard Lodge Portway Wells BA5 2BB
RECOMMEND APPROVAL
- 7 2017/3390/FUL
Proposed residential redevelopment comprising demolition of 12 no. garages and the erection of 4no. two bedroom dwellings and 4no. three bedroom dwellings in 3 blocks.
Land To North Of 32 - 36 Balch Road Wells BA5 2BZ
Cllr Unwin declared a personal interest as associate of the applicant.
A representative presented the application and answered questions.
Members had concerns about the restricted access, especially for emergency vehicles. It was agreed to request an extension in order to receive further reports and then consider the application at the next meeting, or under delegated powers.
- TREES:**
- 8 2017/3360/TPO
Proposed works to a TPO tree: Felling of a Copper Beech (T1)
22 Milton Lane Wells BA5 2QS
RECOMMEND APPROVAL
The Council requests replacement planting
- 9 2018/0034/TCA
Proposed works to a tree in a conservation area:-
T1 - Birch Tree, 25% Crown reduction.
12 North Liberty Wells BA5 2SU
RECOMMEND APPROVAL
- 18/16P **TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**

- 18/17P APPEAL**
Ref: APP/Q3305/W/17/3184981 Starting 28th December 2017
2017/1381/TEL
Prior notification of proposed telecommunication development comprising the installation of a 15m replica telegraph pole and 2 no. equipment cabinets.
Land at 355749 146230 Bath Road Wells
Members of the public spoke expressing their concerns. It was agreed that the Council's minutes on the application for this site will be sent to the Appeal Inspector.
- 18/18P MDC PLANNING BOARD 17TH JANUARY**
Report from Cllr Unwin:
- 1** 2017/2988/HSE
55 St Thomas Street Wells BA5 2UY
Approved
 - 2** 2017/2367/VRC
Drum House Little Entry Wells BA5 2TP
Approved
- 18/19P MENDIP LOCAL PLAN PART II consultation**
To consider the City Council response:
Comments were received from members of the public and from Cllrs Price, North (The Mayor) and Unwin; there was a general discussion of some issues.
Cllr North (The Mayor) declared a personal and prejudicial Interest as member of Mendip District Council. Cllrs North and Unwin left the meeting.
The committee considered some points arising from the council's submission made in response to the consultation in 2015. The Chairman reported from a meeting held with Cllr Brandon and the Town Clerk, drawing together some initial suggestions.
A first draft response was circulated for discussion about key issues; Car Parking was identified as a main priority. The proposed Policies for Wells were considered and options for responses were debated.
The draft will be developed further, all Councillors and public are encouraged to submit their views for inclusion in the City Council's response, and/or respond directly to MDC. Consultation closing date: 12th February 2018.
The Town Clerk was thanked for her work and for producing such a coherent draft document as a basis for consideration.
- 18/20P 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
- 18/21P ANY OTHER MATTERS OF URGENT REPORT**
No further matters.
- 18/22P DATE OF NEXT MEETING: 7.00pm Thursday 1st February 2018**