

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 15TH MARCH 2018 AT 7.00PM

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

IN ATTENDANCE: Town Clerk: F White
No member(s) of the public

18/43P APOLOGIES FOR ABSENCE
Cllr D Swain

18/44P DECLARATIONS OF INTERESTS
Cllr Unwin declared a personal and non-prejudicial interest as member of Mendip District Council Planning Board.
J North (Mayor); declared a personal and non-prejudicial interest as member of Mendip District Council.
J North (Mayor) and Cllr Unwin each declared a personal interest in 2017/3248, as trustee of Wells Almshouses.

18/45P MINUTES OF THE PREVIOUS MEETING

- i. To approve and sign the minutes of the meeting held on 15th February 2018.
Minutes of the previous meeting were proposed, seconded, approved and signed.
- ii. To receive the report of decisions made under delegated responsibilities, following cancellation of the meeting scheduled for 1st March, due to severe weather. (Attached) **NOTED**

18/46P MEETING OPEN TO THE PUBLIC
None present.

18/47P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1 2018/0258/HSE
Erection of single storey side extension, garage and associated access and annexe conversion.
Park Cottage Silver Street Wells BA5 1US
RECOMMEND REFUSAL
REASONS:
LACK OF CLARITY OF INTENTION
 - i. **Inappropriate development to a Listed building at a sensitive site in a conservation area**
 - ii. **Concern that work would be detrimental to trees at the site**
 - iii. **Concern that breaking into the wall onto the Moat Walk would have unacceptable impact on the visual and heritage aspects of the site**
 - iv. **Lack of detail or mention of the swimming pool indicated on the plans**
 - v. **Lack of clarity as to what is actually intended for the whole site**
 - vi. **Concern over the implied change of use. Why is a vending van included in the plan drawing but not mentioned elsewhere in the application?**
 - vii. **There appears to be a public access picnic area shown on the site. What is this for? What permission is required for the intended purpose?**

- 2** 2017/3248/FUL
Conversion of site administration office back to residential accommodation with the creation of 2 flats.
16 Llewellyns Almshouses Priest Row Wells BA5 2PZ
RECOMMEND APPROVAL
- 3** 2018/0147/FUL
Proposed erection of detached dwelling and a detached garage.
Land at 353846 144900 Keward Mill Way Wells
Cllr North (The Mayor) declared a personal interest as nearby resident.
RECOMMEND REFUSAL
REASONS:
- I. Over-development off the site**
 - II. Loss of existing allocated parking will cause addition to already congested on-street parking**
- 4** 2018/0363/FUL
Proposed demolition of outbuilding and erection of single storey garden room and porch extension.
Conversion of first floor storage area into holiday let accommodation. (Re-submission on planning application 2016/2842/FUL).
The Old Coach House 14 South Street Wells BA5 1SJ
RECOMMEND APPROVAL with conditions to ensure this remains as a holiday let attached to 14 South Street
- 5** 2018/0300/FUL
Proposed change of use of existing second floor accommodation from residential to office use.
1 New Street Wells BA5 2LA
RECOMMEND APPROVAL
- 6** 2018/0330/FUL
Conversion of existing loft into one bedroom flat with introduction of three new rooflights on the back elevation and one small window on the gable end.
68 High Street Wells BA5 2AL
RECOMMEND APPROVAL
- 18/48P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**
- 18/49P 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
- 18/50P ANY OTHER MATTERS OF URGENT REPORT**
No further matters.
- 18/51P DATE OF NEXT MEETING: 7.00pm, Thursday 5th April 2018**

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The Planning Committee meeting scheduled for Thursday 1st March 2018 was cancelled due to severe weather.

The application responses were decided under delegated authority:

PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

2018/0294/HSE

Proposed garage extension and raising of roof to provide loft space.

Laurelbank 5 Reservoir Lane Wells BA5 2QZ

RECOMMEND APPROVAL

2018/0137/HSE

Proposed two storey side extension with single storey rear extension to replace existing garage.

23 Hooper Avenue Wells BA5 3NA

RECOMMEND APPROVAL

2018/0229/FUL

Change of use from sui generis (commercial car park) to a mixed use of sui generis (commercial car park) and A5 (hot food take away)

Carpark of Kudos Night Club Princes Road BA5 1TE

RECOMMEND REFUSAL

Reasons:

Wells City Council submitted the following comments on the **Street Trading licence application** and would object to the planning application on the same grounds:

- i. Members have concerns about the prior history of this enterprise: encouraging loitering, discouraging people from dispersing after leaving the nightclub; generating noise and anti-social behaviour.
- ii. There are concerns that the permitted hours would be exceeded, as before, with no effective enforcement action taken.
- iii. The proposed site will again affect a residential area.
- iv. The Council has a duty to have regard to prevention of crime and disorder; accordingly the committee felt they should object to this application.

2018/0134/LBC

Retrospective application to extend existing cupboard space 600mm over stairwell and install a Toilet and Washbasin in the space with soil pipe to front elevation of building. Door access to space from both 1st floor bedrooms to retain existing openings and existing bi-fold doors.

11C St Thomas Street Wells BA5 2UU

RECOMMEND APPROVAL

2018/0181/LBC

Refurbishment and restoration of existing high street elevations including redecoration works. Structural remedial work to the projecting bay to no. 13 High Street. Install new galvanised metal handrail on rear elevation. Internal alterations including removal of existing goods lift.

9-13 High Street Wells BA5 2AA

RECOMMEND APPROVAL

2018/0091/FUL

Erection of a steel portal framed commercial building to be used for B1/B2/B8 use.

Garrett and Bowleys Lowers Garage Westfield Road, Wells BA5 2HS

RECOMMEND APPROVAL

TREES:

2017/2226/TCA

Proposed works to trees in a Conservation Area – 14 Sequoia remove guard, stage, weed base and mulch; 21 Redwood remove snapped hanging limb; 37 Catalpa remove stake and guards, weed and mulch; 43 Catalpa – remove stake, weed and mulch.

The Bishops Palace Market Place Wells BA5 2PD

RECOMMEND APPROVAL subject to the opinion of the Tree Officer

2017/2227/TPO

Proposed works to TPO trees 1,2,3,4,5,7,23,24,27,28,29,30,32,34,38,39 as per enclosed schedule of works.

The Bishops Palace Market Place Wells BA5 2PD

RECOMMEND APPROVAL subject to the opinion of the Tree Officer