

## 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> APRIL 2018 AT 7.00PM

**PRESENT:** Cllrs: R Ayres; N Kennedy; J North (Mayor); D Swain;  
C Wride (Deputy Mayor, Chairman)

**IN ATTENDANCE:** Town Clerk: F White  
4 member(s) of the public

**18/52P APOLOGIES FOR ABSENCE**

Cllr M Brandon; D Unwin (Vice-Chairman); G Wilson

**18/53P DECLARATIONS OF INTERESTS**

None received.

See 18/46P

**18/54P MINUTES OF THE PREVIOUS MEETING**

To approve and sign the minutes of the meeting held on 15<sup>TH</sup> March 2018.

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

**18/55P MEETING OPEN TO THE PUBLIC**

None wishing to speak

**18/56P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

- 1 2018/0435/LBC  
Proposed internal shopfitting works to existing shell of ground floor area only.  
Replacement of existing Aluminium shopfront with new Timber shopfront with Double leaf entrance centred within the shopfront. New Mosaic porch to entrance of store.  
New projecting sign at first floor level.  
44 High Street Wells BA5 2SN  
**RECOMMEND APPROVAL**
- 1.1 2018/0444/ADV  
New proposed advertisement is sited on newly proposed timber shopfront. New Solid Oak Lettering and Anchors fitted flush to fascia for fascia signage. New timber / HDU Button projecting sign sited at higher level (subject to Landlord's consent also). New Temporary timber hoarding with Seasalt lettering during the installation of the new shopfront.  
44 High Street Wells BA5 2SN  
**RECOMMEND APPROVAL**
- 2 2018/0418/FUL  
Proposed change of use from open space land to residential parking. (Retrospective).  
1 Barnes Close Wells BA5 2DA  
**RECOMMEND REFUSAL**  
**Decided by majority vote**  
**Reasons:**  
**Members are aware that this is private land but consider that the open aspect should be retained in the community interest**
- 3 2018/0469/HSE  
Proposed first floor extension and associated works.  
11 Alfred Street Wells BA5 1TY  
**RECOMMEND APPROVAL**

4 2018/0391/FUL  
Proposed Change of Use of first and second floor from Solicitors' Offices (ClassA2) to Residential (Class C3).  
7 Sadler Street Wells BA5 2RR  
**RECOMMEND APPROVAL**

5 2018/0440/FUL  
Proposed new canopy area and amenity cabin for hand wash and valeting service.  
Land at the Old Cold Store Rowdens Road Wells BA5 1UA  
**RECOMMEND REFUSAL**  
**Decided by majority vote.**  
**Reasons:**

- i. **Any obstruction of Public Right of Way WS17/26 would not be acceptable to the parish Council. No provision is indicated on the plans. The Council would fully support SCC Rights of Way on this matter.**
- ii. **Concerns about run-off and drainage**
- iii. **Concerns about lack of provision for waiting area (no parking permitted on the estate roads)**

6 2018/0455/HSE  
Erection of a single storey extension to the front elevation.  
46 Ash Lane Wells BA5 2LS  
**RECOMMEND APPROVAL**

7 2018/0367/LBC  
Proposed replacement of internal downpipe to external cast iron downpipe and hopper to the front elevation. (Retrospective).  
4 High Street Wells BA5 2SG  
**RECOMMEND APPROVAL**

8 2018/0512/HSE  
Single storey extension to front, side and rear elevations. Extend off road parking.  
55 Bekynton Avenue Wells BA5 3NG  
**RECOMMEND APPROVAL**

9 2018/0679/FUL  
Application for a change of use from A1 (Retail) to A3 (Café/restaurant).  
31 St Cuthbert Street Wells BA5 2AW  
**RECOMMEND APPROVAL**

**TREES:**

10 2018/0593/TCA  
Proposed works to a tree in a conservation area:- T1 – conifer – Fell.  
14 Vicars Close Wells BA5 2UJ  
**RECOMMEND APPROVAL**

**18/57P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**

**18/58P MENDIP LOCAL PLAN CONSULTATION**

The City Council's response has now been published on the MDC website along with hundreds of other responses to the Mendip Local Plan Part II consultation. The projected timetable is also shown there.

It is hoped that matters will become clearer in May, when the Local Plan goes to the Planning Inspectorate. When it is known how MDC intends to deal with the Council's submissions, particularly in relation to open spaces, it should be possible to proceed

with the Wells Neighbourhood Plan. The Council will look to interact informally with its network of contacts in the community. It is envisaged there will be three strands to the Neighbourhood Plan, developing work already done to cover the built environment; open spaces, and rights of way (cycle/pedestrian routes).

**18/59P 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**

**18/60P ANY OTHER MATTERS OF URGENT REPORT**

No further matters.

**18/61P DATE OF NEXT MEETING: 7.00pm, Thursday 19<sup>th</sup> April 2018**