

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 21ST JUNE 2018 AT 7.00PM

PRESENT: Cllrs: R Ayres (Chairman), R Greenwell, N Kennedy, D Unwin, G Wilson

IN ATTENDANCE: Town Clerk: F White
Cllr R MacKenzie
County Cllr. T Munt
4 members of the public

18/102P APOLOGIES FOR ABSENCE
Cllr. C Wride (The Mayor)

18/103P DECLARATIONS OF INTERESTS
Cllr Unwin declared a personal and non-prejudicial interest as member of the Mendip District Council Planning Board.
All members declared a personal and prejudicial interest in application 2017/1309 as City Councillors with the applicant. It was agreed not appropriate to comment on this application.
See **18/107P:**
1. 2018/0786 &/0787
7. 2018/1382

18/104P MINUTES OF THE PREVIOUS MEETING
To approve and sign the minutes of the meeting held on 7th June 2018.
Minutes of the previous meeting were proposed, seconded, approved and signed.

18/105P MEETING OPEN TO THE PUBLIC
Members of the public spoke about pre-application consultation:
Proposed new base station installation at VF 95452 – Wells BP SW, Bath Road, adjacent BP garage.
In view of the public interest it was agreed to vary the order on the agenda so as to consider this item next.

18/106P PRE-APPLICATION CONSULTATION
Proposed new base station installation at VF 95452 – Wells BP SW, Bath Road, adjacent BP garage, Wells, Somerset BA5 3LF
RESPONSE: OBJECT
Reasons:

- i. **On the basis of the information and plans provided it is disingenuous to suggest that there has been any substantial change from the previous submission, on which the appeal was recently rejected. The plans provided are inaccurate and would appear to be seriously misleading in the light of local measurements.**
 - a. **The over-all appearance and visual impact on the residential setting and conservation area will be materially unchanged; the 2.5m reduced height will not make any significant difference.**
 - b. **Road safety both for traffic and pedestrians has not been addressed.**
Pedestrians will be pushed further towards moving traffic.
If the cabinet doors were open there would be insufficient space to pass along the pavement.
There is already too much 'pavement clutter' - The pole would obscure sight of the 'School' road sign for traffic approaching from the east.

- ii. **Alternative Sites:**
The onus is on the applicant to find a site that is acceptable.
The information provided about alternative sites is confusing to the local council and local people; sites have been suggested but these appear to have been ignored.
Wells City (parish) Council does not have the necessary technical knowledge to identify suitable sites but would welcome a meeting with a representative of the company to discuss options.

18/107P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2018/0786/FUL and 2018/0787/LBC
Reinstatement of roof between the renovated existing walls of a pre-existing shed at the bottom of the garden (former privy). These renovated garden walls are within the curtilage of the listed building.
3 Chamberlain Street Wells Somerset BA5 2PE
(Cllr. Wilson declared a personal interest as neighbour)
RECOMMEND APPROVAL
- 2** 2018/1290/HSE
Demolish existing flat roof extension to north elevation and build a single story extension to provide additional bed rooms and larger kitchen.
10 Jocelyn Drive Wells BA5 2EW
RECOMMEND APPROVAL
- 3** 2018/1309/HSE
Single storey front porch extension.
11 Tuddington Gardens Wells BA5 2EJ
Not appropriate to comment
- 4** 2018/1263/FUL
Demolition of existing building and erection of 2nos dwellings.
Cherry Orchard Ash Lane Wells BA5 2RU
RECOMMEND APPROVAL
- 5** 2018/1311/FUL and 2018/1312/LBC
Erection of a timber summer garden house in grounds.
Llewellyns Almshouses Priest Row Wells BA5 2PZ
RECOMMEND APPROVAL
- 6** 2018/1358/FUL
Erection of dwelling attached to 12 Balch Road, to replicate extension as approved under application 2018/0634/HSE.
12 Balch Road Wells BA5 2BZ
RECOMMEND APPROVAL
- 7** 2018/1382/HSE
Erection of single storey dependant relatives annex in rear garden.
26 Woodbury Avenue Wells BA5 2XP
(Cllr Greenwell declared a personal interest as close associate)
RECOMMEND REFUSAL
Reasons
i. Inappropriate site on which to create a dwelling due to restricted access
ii. Concern for safety of occupant as there is no adequate route for wheelchair, emergency services, etc.

8 2018/1315/LBC
Painting of shopfront and erection of a new fascia sign.
4 High Street Wells BA5 2SG
RECOMMEND APPROVAL

9 2018/1317/HSE
Proposed rear and side extensions.
30 Balch Road Wells Somerset BA5 2BZ
RECOMMEND APPROVAL

10 2018/1416/HSE
Single Storey Extension To Rear
55 Portway Wells BA5 2BQ
RECOMMEND APPROVAL

TREES:

11 2018/1431/TCA
Proposed works:- T1. Walnut - prune back lateral growth away from property, lightly crown lift garden side by approximately 1.5 metres.
16 Chamberlain Street Wells Somerset BA5 2PF
RECOMMEND APPROVAL

18/108P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted

18/109P 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

18/110P ANY OTHER MATTERS OF URGENT REPORT

- i. The Chairman was thanked for provision of the IT equipment showing sites on google earth; this proved very helpful.
- ii. Cllr. MacKenzie reported on a neighbour dispute in St Thomas Street.
- iii. The Chairman gave his apologies as he will be away for the next two meetings.

18/111P DATE OF NEXT MEETING: 7.00pm, Thursday 5th July 2018