

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 5TH JULY 2018 AT 7.00PM

PRESENT: Cllrs: R Greenwell, N Kennedy, J North, D Swain, D Unwin (Vice-Chairman), G Wilson, C Wride (The Mayor)

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

18/112P APOLOGIES FOR ABSENCE
Cllrs: R Ayres (Chairman)

18/113P DECLARATIONS OF INTERESTS
Cllr Wilson declared a personal and non-prejudicial interest in application 2018/1519, as nearby neighbour.
Cllr. North declared a personal and non-prejudicial interest in application 2018/1479 as friend of the applicant and as District Ward Councillor, and in application 2018/1539 as District Ward Councillor.
Cllr Unwin declared a personal and non-prejudicial interest as member of the Mendip District Council Planning Board.
See 18/116P6

18/114P MINUTES OF THE PREVIOUS MEETING
To approve and sign the minutes of the meeting held on 21st June 2018.
Minutes of the previous meeting were proposed, seconded, approved and signed.

18/115P MEETING OPEN TO THE PUBLIC
A member of the public spoke in objection to application 2018/1539.
It was agreed to vary the order on the agenda, taking this item first.

18/116P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2018/1539/HSE
Single storey rear and side infill extension.
9 Wookey Hole Road Wells BA5 2NN
RECOMMEND REFUSAL
Reasons:
- i. Over-development; height of the wall in the confined space between the site and the neighbouring property would be excessive
 - ii. Inappropriate design; the use of the flat roof and the length of the proposed development would result in unacceptable impact in comparison with a pitched roof with less extensive length along the boundary
 - iii. Loss of quality of life; the high wall along the boundary would result in unacceptable loss of light for the neighbour
 - iv. Unacceptable risk of invasion of privacy and of security via flat roof, giving access to second-floor windows of the neighbouring property.
- This response was proposed, seconded, and carried by majority vote.

- 2** 2018/1446/HSE
Single storey lean-to extension to rear.
19 St Thomas Street Wells BA5 2UU
RECOMMEND APPROVAL subject to the opinion of the Conservation Officer

- 3 2018/1479/LBC and 2018/1478/HSE
Alterations to a number of gates and forming of new entrance steps.
The Rib St Andrew Street Wells BA5 2UR
RECOMMEND APPROVAL subject to the opinion of the Conservation Officer
- 4 2018/1458/HSE
Single storey rear extension
17 Spring Rise Wells BA5 1UE
RECOMMEND APPROVAL
- 5 2018/1540/HSE
Erection of two storey side and rear extensions and single storey rear extension.
3 Barnes Close Wells Somerset BA5 2DA
RECOMMEND APPROVAL
- 6 2018/1496/HSE
Rear extension, conversion of attic and internal alterations to adapt the property for a disabled person. Adaptions to driveway for wheelchair access and additional car space. Alterations to rear garden for wheelchair access.
6 Stoberry Avenue Wells BA5 2TF
(Cllr Kennedy declared a personal and prejudicial interest as associate of the applicant, and left the room.)
RECOMMEND APPROVAL
- 7 2018/1542/HSE
Conversion of garage to living accommodation and replace Upvc conservatory area (all built on same floor print). Provide small roof terrace.
15 Martins Close Wells BA5 2ES
RECOMMEND APPROVAL
- 8 2018/1413/LBC
Window replacement.
The Old Surgery 16 New Street Wells BA5 2LQ
RECOMMEND REFUSAL
Reasons:
i. The window at F2 appears to be of inappropriate design.
ii. Please consult the Conservation Officer and ensure this whole project is in keeping
- 9 2018/1519/LBC
Replacement of dormer windows.
5 Chamberlain Street Wells BA5 2PE
RECOMMEND APPROVAL subject to the opinion of the Conservation Officer
- 18/117P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**
- 18/118P 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
- 18/119P ANY OTHER MATTERS OF URGENT REPORT**
The Town Clerk gave an up-date on 18/106P & 18/89C; pre-application consultation.
- 18/120P DATE OF NEXT MEETING: 7.00pm, Thursday 19th July 2018**