

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 20TH SEPTEMBER 2018 AT 7.00PM

PRESENT: Cllrs: N Kennedy, J North, D Swain, G Wilson (in the Chair)

IN ATTENDANCE: Town Clerk: F White
Cllrs: M Brandon, R MacKenzie
County Cllr T Munt
4 members of the public

18/150P APOLOGIES FOR ABSENCE

R Ayres (Chairman), R Greenwell, C Wride (The Mayor, Vice-Chairman)

18/151P DECLARATIONS OF INTERESTS

Cllr North declared a personal interest as member of Mendip District Council, in **18/154P 5**, **2018/2057/VRC**, **18/156P**, and in any matter relating to that Council.

18/152P MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held on 6th September 2018. Minutes of the previous meeting were proposed, seconded, approved and signed.

18/153P MEETING OPEN TO THE PUBLIC

1. A member of the public spoke in objection to 2018/2057/VRC
2. Cllr Brandon spoke about 2018/2057/VRC
3. Cllr MacKenzie spoke about Mendip Local Plan
4. 3 members of the public spoke in objection to 2018/1718/FUL The Mermaid Inn 3 new dwellings (Ref: 18/159P2); resident at 7 Portway provided information regarding listed property bordering the proposal site.

18/154P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2018/1752/REM
Application for approval of Reserved Matters (Layout; Scale; Appearance; and Landscaping) relating to Plot 7 (formerly known as Plot G) following outline approval 059850/005 for the redevelopment of the wider Cathedral Park Site.
Land Adjacent Gate Lane Wells
RECOMMEND APPROVAL
- 2** 2018/2129/LBC
Internal refurbishment along with new HVAC system.
External works: Shop front and riser to be painted matching existing colours due to bad conditions.
5 Market Place Wells Somerset BA5 2RF
RECOMMEND APPROVAL
- 2.1** 2018/2131/ADV
Proposed refurbishment No.1 fascia sign and No.1 hanging sign to match existing.
5 Market Place Wells BA5 2RF
RECOMMEND APPROVAL

- 3** 2018/1997/FUL
External works including demolition of dry store with portion of historic walling and asbestos and erection of timber pergola.
Sherston Inn Priory Road Wells BA5 1SU
RECOMMEND APPROVAL
Comments:
- i. Please ensure that the historic wall is inspected by the Conservation Officer before planning approval
 - ii. Please ensure proper removal and disposal of asbestos
- 3.1** 2018/1998/LBC
Various external works including demolition of dry store with portion of historic walling and erection of new timber pergola with glazed roof.
Sherston Inn Priory Road Wells BA5 1SU
RECOMMEND APPROVAL
Comments:
- i. Please ensure that the historic wall is inspected by the Conservation Officer before planning approval
 - ii. Please ensure proper removal and disposal of asbestos
- 4** 2018/2027/HSE
Proposed 2 storey side and front extension & single storey rear extension & single detached garage.
15 Woodbury Avenue Wells BA5 2XN
RECOMMEND APPROVAL
- 5** 2018/2057/VRC
Application to vary condition 3 (hours of operation) of planning approval 100386/004 to extend opening hours to 12am Sunday-Thursday and 1am Friday and Saturday.
1 St Johns Street Wells BA5 1SW
RECOMMEND REFUSAL
REASONS
This application is the same as before and the Council's reasons remain the same:
INAPPROPRIATE IN THE RESIDENTIAL SETTING. THE ORIGINAL CONDITIONS SHOULD BE ADHERED TO.
- 6** 2018/2168/HSE
Replacement and enlargement of existing lean-to.
56 Southover Wells BA5 1UH
RECOMMEND APPROVAL
- 7** 2018/2228/HSE
Proposed two storey rear extension.
86 Burcott Road Wells BA5 2EQ
RECOMMEND APPROVAL
- TREES:**
- 8** 2018/2203/TCA
Works to a tree in a Conservation Area - T1 - Birch Tree - reduction in height of crown by 1-1.5 metres. Lateral growth by 1 metre.
36 South Street Wells BA5 1SL
RECOMMEND APPROVAL

- 9** 2018/2248/TCA
Works to Trees within a Conservation Area: T1 - Walnut - Crown reduction by a max of 2m, pruning cuts to be no larger than 100mm.
59 St Thomas Street Wells Somerset BA5 2UY
RECOMMEND APPROVAL
- 18/155P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**
- 18/156P PRE-PLANNING APPLICATION CONSULTATION**
For telecoms replacement installation at East Somerset Way, Side of Premier Inn, Wells, Somerset, BA5 1UA.
No comment
- 18/157P WELLS NEIGHBOURHOOD PLAN**
The Chairman summarised the situation:
The Neighbourhood Plan remains suspended until MDC finalises its Local Plan. The Neighbourhood Plan will seek to pull together those aspects of the consultation response submission not addressed by the Local Plan.
- 18/158P 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
- 18/159P TO NOTE DECISIONS TAKEN UNDER DELEGATED RESPONSIBILITIES**
Noted.
- 1** 2018/1994/LBC | The Liberty, Wells
RECOMMEND APPROVAL
COMMENTS:
- i. **It is not clear whether the whole of the listing statement is to appear verbatim on the plaque; this could seem somewhat obscure to the public.**
 - ii. **No information has been provided regarding the 'heritage trail'. Is the Conservation Officer aware of what is proposed?**
- 2** 2018/1718/FUL The Mermaid Inn 3 new dwellings
RECOMMEND APPROVAL
COMMENTS:
Please ensure the required check for bats is carried out.
With reference to information presented by the public at 18/153P4 it was agreed to send further comments to the MDC Planning Officer.
- 18/160P ANY OTHER MATTERS OF URGENT REPORT**
- i. Concern about height of the new build at former EMI site had been referred to Mendip Planning Officer.
 - ii. Former Dean of Wells Richard Lewis had asked for members to be informed he is looking into a possible project for the future of The Old Deanery.
- 18/161P DATE OF NEXT MEETING: 7.00pm, Thursday 4th October 2018**