

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 5TH SEPTEMBER 2019 AT 7.00PM

PRESENT: Cllrs: L Agabani, S Briton, A l'Anson (Vice-Chairman), N Kennedy, J Osman (Mayor), C Rees, J Rust, C Wride (Chairman)

IN ATTENDANCE: Acting Town Clerk/RFO: Steve Luck
Cllr P Crummay
10 members of the public
SCC Cllr T Munt

19/127P APOLOGIES FOR ABSENCE
Town Clerk: F White

19/128P DECLARATIONS OF INTERESTS
Cllrs N Kennedy and A l'Anson declared a personal interest in agenda item 5.2 as they know the applicant.
Cllr J Osman (The Mayor) declared a personal interest in agenda item 5.6 as the applicant is a client of his employer.
Cllr C Wride declared a personal interest in agenda item 5.6 as she is a trustee of the Almshouses.

19/129P MINUTES OF THE PREVIOUS MEETING
To approve and sign the minutes of the meeting held on 15th August 2019:
Minutes of the previous meeting were proposed, seconded, approved and signed.

19/130P MEETING OPEN TO THE PUBLIC
One member of the public spoke on behalf of 8 residents in favour of agenda item 5.6. They were pleased to see progress to finish the development where they have purchased property.

19/131P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1 2019/1489/LBC
Internal works to listed building to install additional WiFi boosters and relocation of existing boosters.
24-26 High Street Wells BA5 2SJ
RECOMMEND: Approval

Cllr Kennedy left the room

2 2019/1981/VRC
Application to vary/remove condition 2 (drawing no. 63/59B parking provision) of planning approval 2011/1292 to drawing no. 6710W-02A parking provision.
The Old Vicarage St Thomas Street Wells Somerset BA5 2UZ
RECOMMEND: Approval

Cllr Kennedy returned to the room

3 2019/1915/FUL
Subdivision of Stoberry House into two residential units.
Stoberry House Bristol Hill Wells BA5 3LD
RECOMMEND: Approval

4 2019/1956/FUL
Proposed single storey rear extension with alterations to roof and windows.
7A Portway Wells BA5 2BA
RECOMMEND: Approval

- 5 2019/1790/FUL
Rear and side extensions, new garage, perimeter walling and change of use from 1 dwelling to 2 dwellings.
2 Goodymoor Avenue Wells Somerset BA5 2JH
RECOMMEND: Refusal - over development of the site
- Cllr Osman left the room
- 6 2019/2022/FUL
Full planning application to substitute plots 37-63, (27 dwellings) for 3no. two bed, 1no. two bed and 6no. three bed bungalow dwellings on the site of previously approved development 2012/1472.
Land at Ash Close Wells Somerset BA5 2QR
RECOMMEND: Approval
- Cllr Osman returned to the room
- 7 2019/2039/LBC
Minor alterations to internal layout and removal of dormer to be replaced with velux window.
Chamberlain House Chamberlain Street Wells BA5 2PE
RECOMMEND: Approval
- 8 2019/1856/LBC **AND** 2019/1856/HSE
Replacement of existing front door and first floor window.
Pilgrims Cottage 12 St Cuthbert Street Wells Somerset BA5 2AW
RECOMMEND: Approval
- 9 2019/2091/LBC
New studwork walls to existing function room to create new manager's accommodation.
Existing manager's accommodation to be utilised as a staff area.
36 High Street Wells BA5 2SG
RECOMMEND: Approval
- 10 2019/2089/LBC
Installation of a blue plaque to the front external wall.
17 Sadler Street Wells BA5 2RR
RECOMMEND: Approval
- 11 2019/2087/LBC
Erection of a sign.
32 Chamberlain Street Wells BA5 2PJ
RECOMMEND: Approval
- 12 2019/2124/FUL
Erection of an attached new 1no. bungalow dwelling.
32 Jocelyn Drive Wells BA5 2ER
RECOMMEND: Approval
- 13 2019/2123/LBC
Repair and maintenance work to the boundary wall along Chamberlain Street and bordering Bubwith House.
4 Bubwiths Almshouses Priest Row Wells BA5 2QE
RECOMMEND: Approval

- 14** **TREES:**
2019/1973/TPO
G1 - a group of 4 western red cedars (*Thuja plicata*) at the south east boundary of the garden now out of proportion with their location. Propose to reduce the overall size of the group by lifting the low canopy to 4m above ground level & reducing the height by 3.6m.
Lorne Place, Furlong House St Thomas Street Wells BA5 2XF
RECOMMEND: Approval
- 15** 2019/2119/TCA
Fell acacia type tree in order to facilitate building works.
2 Chamberlain Street Wells BA5 2PF
RECOMMEND: Approval subject to planting of an espalier as specification
- 19/132P** **TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**
- 19/133P** **PROGRESS REPORT FOR WELLS CITY COUNCIL PLANNING COMMITTEE ON REVIVAL OF THE WELLS NEIGHBOURHOOD PLAN**
Cllr A l'Anson presented his report on the Neighbourhood plan and explained to members the pros and cons of restarting the plan. After a discussion it was agreed to proceed subject to Full Council agreement and volunteers coming forward to help with the plan.
- 19/134P** **FEE PROPOSAL FOR WELLS NEIGHBOURHOOD PLAN SUPPORT**
It was agreed to proceed with a £9,000 grant application for funding the plan subject to Full Council agreement.
- 19/135P** **DELEGATED RESPONSIBILITIES**
To delegate authority to the Acting Town Clerk in consultation with the Chairman and Vice-Chairman, to decide any urgent matters arising before the next meeting.
- 19/136P** **ANY OTHER MATTERS OF URGENT REPORT**
Cllr S Briton asked if as part of the new development, agenda item 5.6 the committee could request the installation of solar panels to MDC planning department. This was agreed by members.
Cllr A l'Anson asked members to note the MDC Planning Board were due to meet on the 18th September to consider the 220 house development at Haybridge.
- 19/137P** **DATE OF NEXT MEETING: 7pm, Thursday 19th September 2019**