

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 19TH SEPTEMBER 2019 AT 7.00PM

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

IN ATTENDANCE: Acting Town Clerk/RFO: Steve Luck
Cllrs: P Crummay, J Linsdell
0 members of the public
SCC Cllr T Munt

19/138P APOLOGIES FOR ABSENCE

Town Clerk: F White
Cllr C Rees

19/139P DECLARATIONS OF INTERESTS

Cllr Wride declared a personal interest in agenda item 5.3 as they are a relative.

19/140P MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held on 5th September 2019:
Minutes of the previous meeting were proposed, seconded, approved and signed.

19/141P MEETING OPEN TO THE PUBLIC

None present.

19/142P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1 2019/2145/HSE
Two storey and single storey side extension.
86 Kings Castle Road Wells BA5 3LT
RECOMMEND: APPROVAL subject to it staying a single dwelling
- 2 2019/2130/FUL
Proposed change of use Classes A1, A3 and A5 to a residential dwelling house Use Class C3.
2 Town Hall Buildings Wells Somerset BA5 1SE
RECOMMEND: APPROVAL
- 3 2019/2214/HSE
Erection of natural stone wall on east boundary (retrospective).
6 North Road Wells BA5 2TJ
RECOMMEND: APPROVAL
- 4 2019/2224/LBC and 2019/2223/FUL
Conversion of redundant Pentecostal Church to 2no. residential flats.
24 Chamberlain Street Wells BA5 2PF
RECOMMEND: APPROVAL Concern that Flat 2 has lack of windows
- 5 **TREES:**
2019/2189/TCA
T1 - Holly Tree - Fell due to tree health and replace.
The Old Coach House 14 South Street Wells Somerset BA5 1SJ
RECOMMEND: APPROVAL

- 19/143P MDC PLANNING BOARD CONSULTATION**
2018/2626/REM
Land North of the A371 and West Of Wells, Wells Somerset
MDC Planning Board on 18th September 2019, Cannards Grave Road,
Shepton Mallet, BA4 5BT.
Cllr Briton attended and reported alterations to the application were generally well
accepted. Local residents were forming a group to monitor the development.
- 19/144P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT
COUNCIL – Noted**
- 19/145P 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.
- 19/146P ANY OTHER MATTERS OF URGENT REPORT**
Mendip Plan Part 2
Cllr l’Anson referred to the Local Plan Inspector’s Interim Note (ED20) published on
the 11th of September. He referred to paragraphs 14, 15 and 38. The earlier
paragraphs refer to proposed development at 1) Wells Rugby Club, 2) land off
Bubwith Walk and 3) land at Elm Close. Regarding the first, he stated that, due to the
need for the Club to re-locate, he was not persuaded that the first completions would
be by 2028/29. Hence the proposal might fall outside the Plan period. As regards,
the second and third sites, he requested a situation update regarding odour impact.
- 19/147P DATE OF NEXT MEETING: 7pm, Thursday 3rd October 2019**