

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 23RD JANUARY 2020 AT 7.00PM

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

IN ATTENDANCE: Town Clerk/RFO, S Luck
WCC: S Bristow, A Westwood
Cllrs: P Crummay, J Linsdell
SCC Cllr T Munt

20/10/P APOLOGIES FOR ABSENCE
Cllr C Rees

20/11/P DECLARATIONS OF INTEREST
None.

20/12/P MINUTES OF THE PREVIOUS MEETING
To approve and sign the minutes of the meeting held on 9th January 2020:
Minutes of the previous meeting were proposed, seconded, approved and signed as a correct record.

20/13/P MEETING OPEN TO THE PUBLIC
No-one wishing to speak.

20/14/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2019/1381/OTS
Application for Outline Planning Permission with some matters reserved for erection of up to 100 dwellings with public open space with only details of access considered. (amended plans received 10.12.2019).
Land Off Elm Close Wells Somerset
RECOMMEND: No further comment - It was reported that this matter has already been considered by the MDC Planning Board and permission granted, therefore any further comments would be superfluous.
- 2** 2020/0044/FUL
Erection of apartment block comprising 23 dwellings and associated bin/cycles storage, car parking and landscaping.
Former Nutricia Site Glastonbury Road Wells Somerset
RECOMMEND: Approval, subject to consideration of (i) level of parking provided (ii) roosting bats (iii) contaminated land survey being carried out (iv) pedestrian crossing being upgraded.
- 3** 2019/3033/HSE
Erection of a two storey side extension and single storey rear extension.
8 Woodbury Avenue Wells BA5 2XN
RECOMMEND: Approval, subject to no adverse comments from neighbours.
- 4** 2020/0024/HSE
Erection of garage and boundary fencing.
Park Cottage Silver Street Wells BA5 1US
RECOMMEND: Refusal, on the grounds of over-development.

- 5 2020/0010/FUL
Erection of single storey extension to side, front and rear and associated works.
10 Allens Lane Wells BA5 3NQ
RECOMMEND: Refusal, on the grounds of over-development.
- 6 2020/0013/FUL
Single storey extension to the rear of the house.
1 Portway Avenue Wells BA5 2QF
RECOMMEND: Approval.
- 7 2019/3080/HSE
Erection of double storey flank extension and demolition of existing detached garage.
38 Bishopslea Close Wells Somerset BA5 1TG
RECOMMEND: Approval, provided no adverse effect on neighbours.
- 8 2019/3051/FUL
Construction of prefabricated bin stores and formation of a tarmac footpath.
1 Frederick Court Balch Road Wells BA5 2DE
RECOMMEND: Approval, subject to new surface being permeable.
- 9 2019/3068/FUL
Excavate an area of the grassed bank in order to construct an engineered masonry retaining wall and construct an in-situ concrete base for the erection of prefabricated bin stores.
5-15 Churchill Road East Wells BA5 3HU
RECOMMEND: Approval, subject to new surface being permeable.

TREES:

- 10 2019/3064/TCA
T1 & T2 - Ash - fell to ground level as has out grown its space.
Wells Service Station 44 Chamberlain Street Wells Somerset BA5 2PJ
RECOMMEND: Refusal - recommend pruning rather than felling.
- 11 2020/0067/TPO
T1 (Silver Birch M372) - 12ft reduction to crown.
1 Walnut Tree Close Wells Somerset BA5 2NL
RECOMMEND: Approval, subject to a professional arboriculturalist carrying out the work.

20/15/P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL – Noted

20/16/P 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.

20/17/P ANY OTHER MATTERS OF URGENT REPORT

1. Tree Management Policy - S Briton circulated a draft Parish Tree Management Policy to discuss at next meeting. This subject was discussed at City Centre & Open Spaces meeting preceding this meeting.
S Briton also raised: Somerset Wildlife Trust will be providing information for Parishes, available later in the year; S Briton to follow this up.

2. The Chair raised the following:
- MDC Local Plan II modifications; we have until March to comment.
 - Future Homes Standard Consultation. It was agreed that Cllr Briton and the Chairman would respond.
 - CPRE Draft report on design of housing. Members were encouraged to read this report in time for a discussion at a later date.
 - MDC Planning are offering training for clerks/parish councillors/chairmen on 30th January and 11th February, 6-8pm.
 - Neighbourhood Plan – The need to consider designation of Local Green Spaces was discussed.
 - Mast installation at Wells Cathedral: This matter was discussed and concluded that MDC decision was no need for planning application to install this mast. Apparently, no 4/5G signal involved, only a router, therefore no health implications. At the request of Cllr Rust, the Chairman undertook to report back on the matter to Andrew Haymes.

20/18/P DATE OF NEXT MEETING: 7pm, Thursday 6th February 2020