

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD
ON THURSDAY 20TH AUGUST 2020 AT 7:00PM VIA ZOOM

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

IN ATTENDANCE ON ZOOM: WCC Cllrs: J Linsdell
WCC Staff: A Westwood, S Bristow
SCC Cllr T Munt
1 member of the public

1 APOLOGIES FOR ABSENCE

Cllr S Briton

2 DECLARATIONS OF INTEREST

To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 26th July 2012.

Each member was asked for any declarations.

Cllr A l'Anson declared a Personal interest in 5.3 as he is a friend of the Applicant.

No other declarations.

3 MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held remotely on 30th July 2020:

Minutes of the previous meeting were proposed, seconded, approved and will be signed as a correct record in due course.

4 MEETING OPEN TO THE PUBLIC

The applicant expressed his interest in 5.3 and was aware of objections to his application. On this basis he invited members to visit the site.

5 PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

5.1 2020/1343/HSE

Single storey extension on top of existing garage conversion.

Location: 8 Mullins Close Wells BA5 2EX

RECOMMEND: Approval

5.2 2020/1358/HSE

Erection of detached garage building.

Location: 19 Ash Lane Wells BA5 2LR

RECOMMEND: Approval

Cllr Wride took the chair as Cllr l'Anson left the meeting

5.3 2020/1348/HSE

Erection of two storey rear side extension.

Location: 39 St Thomas Street Wells BA5 2UU

RECOMMEND: Refusal on the basis of an adverse effect on the adjoining property

Written comments had been circulated to members from a member of public prior to this meeting.

The Applicant was thanked for being present.

Cllr l'Anson returned to chair the meeting

5.4 2020/1403/HSE

Erection of single storey side extension, rear veranda and associated landscaping.

Location: The Garden House Little Entry Wells BA5 2TP

RECOMMEND: Approval

- 5.5 2020/1314/LBC and 2020/1313/HSE
Erection of a traditional style greenhouse.
Location: The Rib St Andrew Street Wells BA5 2UR
RECOMMEND: N/A – WITHDRAWN
- 5.6 2020/1381/FUL
Erection of a dwelling
Location: 9 Kennion Road Wells BA5 2NP
RECOMMEND: Approval
- 5.7 2020/1498/FUL
Proposed erection of a single detached dwelling and integral garage.
Location: Plot West Of 32 Bekynton Avenue Wells Somerset
RECOMMEND: Approval subject to the protection of the tree to the west of the site and the use of a porous surface on the drive to the proposed dwelling.
- 5.8 2020/1499/HSE
Two storey side extension and single storey rear extension and alterations and improvements to house and access.
Location: 21 Milton Lane Wells BA5 2QS
RECOMMEND: Approval
- TREES:**
- 5.9 2020/1435/TCA
T1 - Ash - Fell. T2 Pine - Fell. T3 Fir - remove ivy/crown clean.
Location: 13 Priory Road Wells BA5 1SU
RECOMMEND: Approval subject to replanting mature trees, T1 and T2
- 5.10 2020/1439/TCA
Cedar/Thuja (T1)- Trim back overhang from neighbour's garden. Holly (T2)- Prune back overhang from neighbour's garden.
Location: Wells Cathedral School 15 North Liberty Wells Somerset BA5 2ST
RECOMMEND: Approval
- 5.11 2020/1452/TPO
T1 - Lime - (TPO M1105) -Phased reduction back to original pollard points over 10 years.
1st Phase: Initial prune x 6m. 2nd Phase: Further reduction x 3m. Final phase: Remove stems back to original/historic pollard points.
Location: 1 Ash Close Wells BA5 2QR
RECOMMEND: Approval
- 6 **TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL**
Noted.
- 7 **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.
- 8 **ANY OTHER MATTERS OF URGENT REPORT**
- The Chairman referred to the consultation relating to a proposed retirement home on the site of the former Police Station, Glastonbury Road, which he had circulated to members.
- He also referred to the White Paper "Planning for the Future" and it was agreed that he would circulate a selection of questions set out in the paper with suggested responses for discussion at a future meeting.
- 9 **DATE OF NEXT MEETING: 7:00 pm, Thursday 3rd September 2020**