

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 18TH FEBRUARY 2021 AT 7:00PM VIA ZOOM

PRESENT ON ZOOM: Cllrs: J Browne, R Humphreys, A l'Anson (Chair), J Rust (Vice-chair),
P Welch (Mayor)

IN ATTENDANCE ON ZOOM: Town Clerk: S Luck
WCC Staff: S Glendinning, A Westwood
SCC Cllr: T Munt
MDC Cllrs: L Rogers, L Waters
No members of public

Non Attendance: Cllr: N Kennedy

21/22P APOLOGIES FOR ABSENCE
Cllrs: L Agabani, O Hartley (Deputy Mayor)

21/23P DECLARATIONS OF INTEREST
To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 26th July 2012.

Agenda item 5.2 – 2021/0183/HSE

Cllr R Humphreys declared a Personal interest in her professional role as an estate agent she dealt with the sale of this property.

21/24P MINUTES OF THE PREVIOUS MEETING
To approve and sign the minutes of the meeting held remotely on 4th February 2021. Minutes of the previous meeting were proposed, seconded, approved and will be signed as a correct record in due course.

21/25P MEETING OPEN TO THE PUBLIC
None present.

21/26P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2020/2581/HSE
Single storey front and rear extensions.
67 Welsford Avenue Wells Somerset BA5 2HY
RECOMMEND: Approval

2 2021/0183/HSE
Erection of two storey side extension.
10 Penn Close Wells Somerset BA5 3JQ
RECOMMEND: Approval, subject to a permeable surface at the front of the property.

3 2020/1850/LBC
Listed Building Consent for replacement windows and door.
Chamberlain House Chamberlain Street Wells BA5 2PE
RECOMMEND: Approval

4 2021/0229/HSE
Partial demolition of an existing garage and erection of two storey side extension.
22 Kings Castle Road Wells Somerset BA5 3LS
RECOMMEND: Approval, subject to the lilac tree being replaced and there being a permeable surface to the car parking area.

TREES:

- 5 2021/0257/TCA
T7 - Willow Tree - Pollard to 4m from ground level.
Land at Silver Street Wells Somerset
RECOMMEND: Approval

- 21/27P **TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL**
None received

- 21/28P **APPEAL: 21/00001/REFAD | Erection of signage including 14 illuminated and non illuminated signs. Location: Morrisons Supermarkets Plc East Somerset Way Wells BA5 1SQ** Application 2020/1281/ADV

Discussion took place on this Appeal and it was agreed the Chair would respond to the Planning Inspectorate as follows:

The City Council considers that the proposed signage would be detrimental to the character, setting and appearance of the historic city of Wells due to its scale, overall design and position on the building. The proposal fails to comply not only with DP3 and DP7 of the Local Plan but also policy NEP1 of the draft Wells Neighbourhood Plan. This latter policy states that support will not be given to proposals for development which would adversely affect views in identified view cones. The view cone relevant to this appeal is that from Constitution Hill (B3139) east of its junction with the footpath leading towards Torhill Quarry looking south across Palace Fields and towards the Cathedral.

- 21/29P **MENDIP LOCAL PLAN PART II: SITES AND POLICIES: Consultation on Additional Main Modifications**
All responses should be returned **by 5pm Monday 22nd March**.
No representations were made from WCC.

- 21/30P **WELLS NEIGHBOURHOOD PLAN**

There are three projects proposed:

1. The City Council will carry out an independent survey of local retailers, shoppers and pedestrians to gauge the extent of support for an element of pedestrian priority of the High Street on market and other days. Having considered the outcome of such a survey they will discuss options with the highway authority.
2. The City Council will work with MDC and SCC to improve parking signage within Wells and investigate the addition of suitable parking provision.
3. The City Council will work with MDC and SCC and relevant service providers to improve the provision of bus services to, from and within the City.

All three projects received unanimous approval.

- 21/31P **DRAFT MENDIP LANDSCAPE CHARACTER ASSESSMENT**
The consultation period as regards this draft has been extended to the 28th February. Members are asked to view this before the meeting. The area particularly relevant to Wells is named "The Wells Bowl" and is set out at pages 135 and 136.

No comments received.

- 21/32P **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.

- 21/33P **ANY OTHER MATTERS OF URGENT REPORT**
None.

- 21/34P **DATE OF NEXT MEETING: 7:00 pm, Thursday 4th March 2021**