

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 6th MAY 2021 AT 7:00PM VIA ZOOM

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

**IN ATTENDANCE ON
ZOOM:** WCC Staff: S Bristow, A Westwood
Andy Vallis, Wells Voice
0 members of public

Not present at the meeting: Cllr N Kennedy

21/67P APOLOGIES FOR ABSENCE:

Cllr O Hartley (Deputy Mayor)
Town Clerk: S Luck

21/68P DECLARATIONS OF INTEREST

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

Cllr l'Anson declared a personal interest in 2021/0690/LBC and 2021/0691/FUL (no.1 below) as he knows the applicants, but not so significantly as to require him to withdraw from the meeting..

Cllr Welch declared a personal interest in:

- i. 2021/0819/FUL (no.3 below) as he lives in the area and is actively involved in matters relating to the application.
- ii. 2021/0842/FUL and 2021/0843/LBC (no.6 below) as he is a Trustee of the Almshouses.

Cllr Browne also declared an interest in 2021/0819/FUL (no.3 below) as she lives in the area. However, she has not been in contact with the management company and therefore there was no need for her to be excluded from the meeting during discussion.

21/69P MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held remotely on 15th April 2021 (under delegated authority). The Chair and Vice-chair agreed the minutes were a correct record and these will be signed by the Chair in due course.

21/70P MEETING OPEN TO THE PUBLIC

None present.

21/71P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1 2021/0690/LBC and 2021/0691/FUL
Change of use of mixed-use building, formerly used as a dental surgery and maisonette (offices and dwelling) to single dwelling and associated internal/external works.
81 High Street Wells Somerset BA5 2AQ
RECOMMEND: Approval, with the inclusion of a condition restricting working hours bearing in mind the residential area which surrounds this property.

Members expressed an interest in a tour of the property on completion of the work. The Chair will put forward a request to the applicants.

- 2 2021/0709/HSE
Erection of outbuilding.
28 Hooper Avenue Wells Somerset BA5 3NA
RECOMMEND: Approval

Cllr Welch (The Mayor) left the meeting.

- 3 2021/0819/FUL
Replace tarmac footpath with tarmac and hoggin.
Land Off Glastonbury Road Wells Somerset
RECOMMEND: Refusal, on the grounds that the replacement footpath would fail to provide adequate access for a wide variety of users.

Cllr Welch (The Mayor) returned to the meeting.

- 4 2021/0845/HSE and 2021/0846/LBC
Demolition of existing porch and erection of timber frame porch
19 St Thomas Street Wells Somerset BA5 2UU
RECOMMEND: Approval

- 5 2021/0725/FUL
Demolition of existing dwelling and erection of new dwelling
20 College Road Wells Somerset BA5 2TB
RECOMMEND: Refusal, on the grounds of inadequate plans.

Cllr Welch (The Mayor) left the meeting.

- 6 2021/0842/FUL and 2021/0843/LBC
Chapel re-ordering and refurbishment to include external and internal alterations.
Bubwith Almshouses Priest Row Wells Somerset BA5 2QE
RECOMMEND: Approval

Cllr Welch (The Mayor) returned to the meeting.

- 21/72P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL**
None received. Sandy Bristow confirmed that she had contacted the MDC regarding the non-submission of notifications and decisions to WCC. The reason for this is because of the knock-on effect of Covid on the MDC staff and reduced capacity.

21/73P APPEAL DECISION

Appeal Ref: APP/Q3305/Z/21/3267665

WM Morrisons Supermarket, East Somerset Way, Wells, BA5 1SQ

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
- The appeal is made by Wm Morrisons Supermarkets PLC against the decision of Mendip District Council.
- The application Ref 2020/1281/ADV, dated 6 July 2020, was refused by notice dated 22 January 2021.
- The advertisement proposed is Signs 2 & 3 - Two Sets of Non-Illuminated, White "Morrisons" Lettering, Each 1200mm In Height And 8238mm Wide, Sign 4 - One Non-Illuminated Motif Box, 1560mm X 1641mm.

Decision

1. The appeal is allowed and express consent is granted for Signs 2 & 3 – Two Sets of Non-Illuminated, White "Morrisons" Lettering, each 1200mm In Height And 8238mm Wide, Sign 4 - One Non-Illuminated Motif Box, 1560mm X 1641mm as applied for. The consent is for five years from the date of this decision and is subject to the five standard conditions set out in the Regulations.

No comments were received from members regarding the above Appeal, other than Cllr Welch (The Mayor) who said that the outcome was as expected.

21/74P WELLS NEIGHBOURHOOD PLAN SITE MASTERPLANNING STUDIES

The Committee are asked for comments on this draft produced by AECOM. The draft report presents design studies for three sites allocated for development in the Local Plan. Cllr l'Anson presented the above report which was noted. Cllr Rust said that the report will be valuable as an adjunct to the Neighbourhood Plan.

21/75P DELEGATED RESPONSIBILITIES

To delegate authority to the Town Clerk in consultation with the Chair and Vice-Chair, to decide any urgent matters arising before the next meeting.

None

21/76P ANY OTHER MATTERS OF URGENT REPORT

Nothing to report.

21/77P DATE OF NEXT MEETING: 7:00 pm, 20th May 2021

(This meeting will be held in person in Wells Town Hall)

Minutes signed by The Chair:

Date: