

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL
CHAMBER, WELLS TOWN HALL, ON THURSDAY 3RD SEPTEMBER 2015 AT 7.00PM

PRESENT: Cllrs: D Baker(Vice-Chairman); M Brandon; C Cox; G Wilson (Mayor);
C Wride

IN ATTENDANCE: Town Clerk: F White
2 members of the public

15/140P APOLOGIES FOR ABSENCE
Cllrs. C Briton; A Gibson; N Kennedy

15/141P DECLARATIONS OF INTERESTS
None declared

15/142P MINUTES OF THE MEETING HELD ON 13TH AUGUST 2015
Minutes of the previous meeting were proposed, seconded, approved and signed.

15/143P MEETING OPEN TO THE PUBLIC
It was agreed that members of the public would speak as items arose.

15/144P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1 2015/1883/HSE

Single Storey Side (north) extension for ground floor cloakroom
38 Serel Drive Wells Somerset BA5 2DQ

RECOMMEND APPROVAL

2 2015/1723/FUL

Relocation of existing pre-school temporary building and recladding in vertical
Cedar boarding.

St. Joseph and St. Teresa Roman Catholic voluntary aided Primary School,
Lovers Walk, Wells, Somerset BA5 2QL

RECOMMEND APPROVAL

3 2015/1838/HSE

Erection of single storey rear extension.
4 Colles Road Wells Somerset BA5 3JZ

RECOMMEND APPROVAL

4 The applicant presented the proposal.

2015/1861/HSE

Proposed part single, part two storey side extension.
17 Lawpool Court Wells Somerset BA5 2AN

RECOMMEND APPROVAL

- 5** 2015/1554/FUL
To erect 3 plain dark green awnings above windows of café.
84 High Street Wells Somerset BA5 2AJ
RECOMMEND APPROVAL
- 6** 2015/1847/FUL
Proposed works to South East Elevation of existing Bus Maintenance facility.
Works are to remove existing bi folding doors and replace with new Roller
shutter door, new uPVC window and cladding to infill existing opening.
First Bus Depot Priory Road Wells Somerset BA5 1SZ
RECOMMEND APPROVAL
- 7** 2015/1716/HSE
Proposed single storey rear extension.
40 Campkin Road Wells Somerset BA5 2DG
RECOMMEND APPROVAL
- 8** 2015/1354/ADV
Two engraved brass plaques on timber plinths and a timber projecting sign.
15 New Street Wells Somerset BA5 2LD
RECOMMEND APPROVAL
- 9** 2015/1951/LBC
Installation of a traditional timber projecting sign and engraved brass plaques
mounted on a timber plinth.
15 New Street Wells Somerset BA5 2LD
**RECOMMEND APPROVAL SUBJECT TO THE OPINION OF THE
CONSERVATION OFFICER**
- 10** 2015/1956/FUL
Extension to Wells Rugby Club. Replacement of temporary storage containers
with detached single storey storage unit.
Wells Rugby Football Club Charter Way Wells Somerset BA5 2FB
RECOMMEND APPROVAL
- TREES:**
- 11** 2015/1816/TPO
Proposed pruning of T1. Copper Beech-subject to TPO M1280- crown lift to 2.5
metres above pedestrian pavement
Land West of 32 Bekynton Avenue Wells
**RECOMMEND APPROVAL SUBJECT TO THE OPINION OF THE TREE
OFFICER**
- 15/145P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT
COUNCIL: NOTED**

15/146P PROPOSED RESIDENTS PARKING SCHEMES:

Somerset County Council: prohibition and restriction of stopping, waiting, loading and unloading, and on-street parking.

The Committee gave careful consideration to the proposals. No representations had been received and there were no members of the public present. During the discussions it became apparent that the extent of the properties that would be entitled to benefit from the permits was not clear, and that this information may have been a significant factor. There has been no contact from the 'street champion', referred to in the documentation and no one at the meeting knew who the respective persons are.

1. Silver Street, Wells

Response:

It was proposed seconded and agreed to support the proposed double yellow line markings, in the interests of road safety.

Members felt that the residents parking needs have to be balanced with the needs of others. The proposed 'green line' scheme was put to the vote; a minority were not in favour of any residents' scheme for Silver Street. The majority favoured some form of residents parking scheme. Some felt the space allocated could be reduced and the remainder made available for general unrestricted use. However, it was not possible to reach a definite conclusion as insufficient information was available.

2. Wookey Hole Road, Wells

Response:

It was agreed that this is an obvious place to allocate residents parking for the nearby properties; it is not on the roadside and immediately adjacent residents have nowhere else to park. However, there was no information available about which properties would be eligible. The committee felt that if possible, part of the area should be retained for unrestricted parking.

15/147P PART II MENDIP LOCAL PLAN

To receive information regarding the forthcoming public consultation.

NOTED

15/148P 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.

RESOLVED

15/149P ANY OTHER MATTERS OF URGENT REPORT

No further matters

15/150P DATE OF NEXT MEETING: Thursday 17th September 2015 at 7.00pm