

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 7TH JULY 2016 AT 7.00PM

PRESENT: Cllrs: M Brandon (Vice-Chairman); C Briton; A Gibson (Mayor); N Kennedy (Chairman); J North (Deputy Mayor); D Swain; G Wilson;

IN ATTENDANCE: Town Clerk: F White
Cllr R MacKenzie
4 members of the public

16/128P APOLOGIES FOR ABSENCE
Cllr C Wride

16/129P DECLARATIONS OF INTERESTS
Cllr North declared a personal and prejudicial interest in 16/135P, Public Space Protection Orders, as voting member at Mendip District Council.
See also application 2016/1396

16/130P MINUTES OF THE MEETING HELD ON 16TH JUNE 2016
Minutes of the previous meeting were proposed, seconded, approved and signed.

16/131P MEETING OPEN TO THE PUBLIC
It was agreed that members of the public would speak as items arose.

16/132P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1 2016/1431/HSE
New extension to kitchen and internal alterations. Erection of new timber framed garage.
95 Portway Wells Somerset A5 2BR
RECOMMEND APPROVAL
- 2 2016/1396/HSE
Erection of new fence to rear boundary
Little Leaze 1 Milton Lane Wells Somerset BA5 2QS
Cllr North declared a personal interest as known to the occupier.
RECOMMEND APPROVAL
- 3 The owners and architect presented the application:
2016/1516/FUL & 2016/1517/LBC
Replacement Dwelling – It is proposed to demolish an outdated and poorly designed 1980's bungalow in Wells and replace it with a sustainable retirement home with local re-claimed stone walls and natural zinc roof.
Bislands House Montery Lodge St Thomas Street Wells BA5 2UU
RECOMMEND APPROVAL
It was agreed that if this application is referred to the MDC Planning Board, Cllr Briton will attend and speak on behalf of the City Council.

- 4 2016/1389/HSE
Replacement of existing glass conservatory with single storey ground floor rear extension. Construction of new first floor rear extension over existing kitchen.
11 Bedford Road Wells BA5 3NH
RECOMMEND APPROVAL

- 5 2016/1518/HSE
Demolition of existing single storey garage and the erection of a two storey side extension and a single storey rear extension, plus the creation of two additional off road car parking bays.
48 Goodymoor Avenue Wells BA5 2JJ
RECOMMEND APPROVAL

TREES:

- 6 2016/1455/TCA
Notification of proposed works to trees in a conservation area: two purple leaf plums reduce lateral branches to give a maximum clearance from property of 1.5 metres. Balance as required.
25 New Street Wells Somerset BA5 2LE
RECOMMEND APPROVAL

16/133/P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL:

Noted

16/134/P PLANNED WORKS FOR WELLS: St Thomas Street, Tor Street, New Street, Chamberlain Street and Teagle Close

Noted.

(Cllr North left the room.)

16/135/P PUBLIC SPACE PROTECTION ORDER CONSULTATION

The committee received a summary of the discussion held at the full Council meeting on 23rd June. The Town Clerk was thanked for providing such helpful and concise notes of the debate. The Mayor was congratulated on her Chairmanship.

(Cllr Brandon left the meeting)

1. The committee affirmed the council's position on the following points:

- i. It would support the Police in their wish to extend the designated area.
- ii. There should not be over-restriction
- iii. Enforcement is a matter for concern, due to lack of resources
- iv. Issues such as begging and rough sleeping are better treated with compassion and signposting towards other services

2. After consideration it was agreed to submit proposals to MDC requesting two PSOs:

- i. No-alcohol
- ii. Dogs must be on leads

It was agreed to seek guidance on the following matters before considering them further:

- iii. Regulation of A Boards
- iv. Regulation of fly-posting
- v. Regulation of loud music

16/136P 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

16/137P ANY OTHER MATTERS OF URGENT REPORT

- i. Cllr MacKenzie: Delivering Local Solutions
3-7pm Thursday 21st July at Wells Town Hall
Drop-in session on a variety of housing matters
- ii. Cllr Wilson: Neighbourhood Plan – item for September agenda

16/138P DATE OF NEXT MEETING: 7.00pm, Thursday 21st July 2016