

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 4TH JANUARY 2018 AT 7.00PM

PRESENT: Cllrs: M Brandon; N Kennedy; D Unwin (Vice-Chairman) in the Chair; G Wilson

IN ATTENDANCE: Town Clerk: F White
Cllr T Munt (SCC)

18/01P APOLOGIES FOR ABSENCE

Cllr R Ayres; J North (Mayor); D Swain; C Wride (Deputy Mayor and Chair)

18/02P DECLARATIONS OF INTERESTS

Cllr Unwin declared a personal and non-prejudicial interest as member of MDC Planning Board, in any matter relating to MDC.

All Councillors declared a personal and prejudicial interest as members of Wells City Council, in application 2017/3229/LBC; this application was not discussed.

Cllr Unwin declared a personal, non-prejudicial interest in 2017/3208/LBC 2017/3143/LBC as a trustee of Wells Almshouses.

18/03P MINUTES OF THE MEETING HELD ON 21ST DECEMBER 2017

Minutes of the previous meeting were proposed, seconded, approved and signed.

18/04P MEETING OPEN TO THE PUBLIC

None present.

18/05P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2017/3229/LBC
Installation of a Changing Places facility at Wells Town Hall. The proposed location is within an existing part of a modern extension to the building.
Works to the building are: (1) the removal of a 1.1metre galvanised metal casement window, to extend the opening to ground level to form a new external doorway and (2) blocking up an existing internal door.
Other internal works are plumbing and electrical changes to accommodate specialist toilet and changing equipment.
Town Hall Market Place Wells BA5 2RB
Not appropriate to comment as Wells City Council is the applicant.
- 2** 2017/3211/FUL
Erection of a one metre high plinth with commemorative plaque.
Land at Joceyln /Drive Wells.
RECOMMEND APPROVAL
- 3** 2017/2804/HSE
Proposed two storey side extension to include a garage and single storey rear extension with associated works (amended design drawings received 12/12/2017).
10 Drake Road Wells BA5 3JX
RECOMMEND APPROVAL

4 2017/3208/LBC
Creation of office space including new kitchen and disabled WC.
4 Bubwiths Almshouses Priest Row Wells BA5 2QE
RECOMMEND APPROVAL

5 2017/3143/LBC
Conversion of existing office space into 2 No. residential flats.
16 Llewellyns Almshouses Priest row Wells BA5 2PZ
RECOMMEND APPROVAL

TREES:

6 2017/3224/TCA
Proposed works to a tree in a conservation area:- T1 – Fell Lawsons's cypress.
54B Southover, Wells BA5 1UH
RECOMMEND APPROVAL in consultation with the Tree Officer.
Comment:
The City Council would like to see replacement planting.

7 2017/3251/TCA
Proposed felling of a Yew tree in a conservation area.
The Old Vicarage, St Thomas Street, Wells BA5 2UZ
RECOMMEND APPROVAL in consultation with the Tree Officer.
Comment:
The City Council would like to see replacement planting.

18/06P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted
Questions were asked about the recent applications for a telecoms mast at Bath Road and Strawberry Way.

18/07P MENDIP LOCAL PLAN PART II update
Consultation notifications were received; the issues were discussed and a forward plan agreed for making a response.
The Town Clerk was asked to review the City Council's original response of December 2015; collate a list of items not actioned in the Local Plan Part II consultation draft; add any items in the Part II draft appearing contrary to expectation.
The Town Clerk to then meet with committee members to compile a draft response; MDC members excepted; SCC member to be kept informed.
Closing date Monday **12th February.**

18/08P 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

18/09P ANY OTHER MATTERS OF URGENT REPORT
Questions were asked about future licencing of a proposed premises at Princes Road. The City Council is not a consultee in licencing matters.

18/10P DATE OF NEXT MEETING: 7.00pm Thursday 18th January 2018