

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 6<sup>TH</sup> DECEMBER 2018 AT 7.00PM

**PRESENT:** Cllrs: R Greenwell, D Swain (Chairman), G Wilson, C Wride (The Mayor, Vice-Chairman)

**IN ATTENDANCE:** Town Clerk: F White  
Cllr. R MacKenzie  
2 members of St Cuthbert Out Parish Council  
2 representatives of the applicants for 2018/2626  
1 member of the press

**18/191P APOLOGIES FOR ABSENCE**

Cllrs. R Ayres, N Kennedy, C McKinnell, J North

**18/192P DECLARATIONS OF INTERESTS**

None declared.

**18/193P MINUTES OF THE PREVIOUS MEETING**

To approve and sign the minutes of the meeting held on 15<sup>th</sup> November 2018:  
Minutes of the previous meeting were proposed, seconded, approved and signed.

**18/194P MEETING OPEN TO THE PUBLIC**

**Re: application 2018/2626/REM ref. 18/195P1**

1. Cllr Reeves, Chairman, St Cuthbert Out Parish Council gave a report from the meeting held on Wednesday 5<sup>th</sup> December; he presented a summary of the response to be submitted to MDC.
2. Cllr Gilson, St Cuthbert Out Parish Council, made some additional comments.
3. Cllr MacKenzie commented.
4. Representatives for the applicants presented the proposals and answered questions. They were thanked for attending the meeting.

**18/195P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

**1** 2018/2626/REM

Application for approval of reserved matters following outline approval 2014/1522/OTS for the construction of up to 220 dwellings (C3), open space and drainage infrastructure, formation of new means of vehicular access on A371 and associated highway works, and associated infrastructure. Matters of appearance, landscaping, layout and scale to be determined.

Land North Of The A371 And West Of Wells, Wells, Somerset

**DECISION: RECOMMEND APPROVAL**

**SUBJECT TO THE FOLLOWING MATTERS BEING TAKEN INTO CONSIDERATION:**

- i. **It is of the highest importance that the delivery of affordable housing must remain at 40%. This must not be used as a bargaining point in exchange for any other provision.**
- ii. **The City Council is in full support of the comments and feedback submitted by St Cuthbert Out Parish Council.**
- iii. **Highways works: Wells City Council should be part of the discussions with Somerset County Council on the s.278 agreements. The situation needs to be up-dated in light of changes since the outline application in 2014. There should be mitigation of the impact of additional traffic movements at the hazardous junction of Elm Close with the A371.  
The City Council questions the requirement for the additional pedestrian crossing as the existing crossing is hazardous to use.**

- iv. **The City Council notes a lack of information regarding landscaping of the whole application site. It is assumed there will be a further application on detail of planting, hedging, species, locations and management.**

**2** 2018/2690/LBC  
Internal alterations to change a first floor cupboard to create a shower room.  
14 Vicars Close Wells BA5 2UJ  
**RECOMMEND APPROVAL subject to the opinion of the Conservation Officer.**

**3** 2018/2135/FUL  
Proposed installation of 14PV Panels onto the roof behind the existing 200mm parapet.  
65 Milton Lane Wells BA5 2QT  
**RECOMMEND APPROVAL**

**4** 2018/2777/FUL  
Partial change of use of the ground floor from (A1) shop to (C3) Residential.  
The Old Chapel Bakery Union Street Wells BA5 2PU  
**RECOMMEND APPROVAL**

**TREES:**

**5** 2018/2702/TCA  
Works to Trees within a Conservation Area:  
T1 - Leylandii Conifer – Topping reduction by 6-7 metres  
T2 - Silver Birch - Reduction by 30% and reshaping  
6 Portway Avenue Wells BA5 2QF  
**RECOMMEND APPROVAL subject to the opinion of the Tree Officer.**

**6** 2018/2678/TCA  
Works to trees within a Conservation Area: T1 - Hawthorn - Fell and Grind stump  
T2 - Box Elder - Remove deadwood, reduce crown by 1.8m  
T5 - Holly - Fell and treat stump  
S1 - Shrubs - Remove  
T6 - Hawthorn - Remove  
T7 - Yew - Fell (**Amended specification 26/11/2018**)  
T8 - Lime - Remove deadwood and epicormic growth, reduce extended laterals over neighbours to pruning points  
T9 - Lime - Remove deadwood, reduce extended laterals over neighbours to pruning points, raise low canopy to 3.6m  
East Vicarage St Thomas Street Wells Somerset BA5 2UZ  
**RECOMMEND APPROVAL**

**18/196P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL: Noted**

**18/197P 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**

**18/198P ANY OTHER MATTERS OF URGENT REPORT**  
Cllr MacKenzie gave an up-date on the Telecommunications applications.

**18/199P DATE OF NEXT MEETING: 6pm, Thursday 20<sup>th</sup> December 2018 (urgent matters only) full City Council meeting at 7pm**