

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 20th FEBRUARY 2020 AT 7.00PM

PRESENT: Cllrs: L Agabani, A l'Anson (Chairman), N Kennedy, J Rust

IN ATTENDANCE: WCC Staff
SCC Cllr T Munt
No members of the public

20/29/P APOLOGIES FOR ABSENCE

S Briton, J Osman (Mayor), C Rees, C Wride (Vice-Chairman)

20/30/P DECLARATIONS OF INTEREST

Cllr L Agabani declared an interest in Application number 5

20/31/P MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held on 6th February 2020:
Minutes of the previous meeting were proposed, seconded, approved and signed as a correct record.

20/32/P MEETING OPEN TO THE PUBLIC

No-one wishing to speak.

20/33/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1 2019/3062/ADV

Company name and logo to be painted on existing timber fascia. Re-use existing hanging sign and repaint this to show company name and logo.
17 Market Place Wells BA5 2RF

RECOMMEND: Approval

2 2019/2995/LBC

Fitting out of an existing retail unit to involve installation of partition walls, addition of new lighting and general internal decoration works.
17 Market Place Wells BA5 2RF

RECOMMEND: Approval

3 2020/0215/HSE

Erection of two storey extension to the West elevation.
19 Churchill Close Wells BA5 3HY

RECOMMEND: Approval

4 2020/0065/LBC and 2020/0064/FUL

Replacement of cricket nets.
Wells Cathedral School 15 North Liberty Wells BA5 2ST

RECOMMEND: Approval

Cllr L Agabani left the room

5 2020/0237/ADV and 2020/0238/LBC

Fixed sign over front entrance and proposed hanging sign.
12 Market Place Wells BA5 2RB

RECOMMEND: Approval

Cllr L Agabani re-entered the room

- 6 2020/0090/HSE
Erection of a single storey side/rear extension.
21 Churchill Road Wells BA5 3HZ
RECOMMEND: Approval
- 7 2020/0270/HSE
First floor extension and porch extension, widened existing vehicular access.
25 Milton Lane Wells BA5 2QS
RECOMMEND: Approval
- 8 2020/0208/FUL
Erection of single storey extension to rear elevation and creation of porch to front elevation.
29 Priory Road Wells BA5 1SU
RECOMMEND: Approval
- 9 2020/0271/HSE
Single storey rear lounge extension and single storey front lobby extension.
14 Everett Close Wells BA5 3JG
RECOMMEND: Approval

TREES:

- 10 2020/0236/TCA
Works to trees in a conservation area:- G1 – Cupressocyparis leylandii 'Golconda', fell.
Church Of St Cuthbert St Cuthbert Street Wells Somerset BA5 2AW
RECOMMEND: Approval, subject to the re-planting of a minimum of two trees.
- 11 2020/0290/TCA
T1 - Acer Palmatum - Fell. T2 - Taxus Baccata - Fell.
14 Chamberlain Street Wells BA5 2PF
RECOMMEND: Approval to fell Acer, Refusal to fell Yew

20/34/P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL – Noted

20/35/P 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.

20/36/P ANY OTHER MATTERS OF URGENT REPORT

1. The chairman handed out a 'House Extension Design Guide'
2. The 'Local Plan Part 2 Consultation' was discussed. It was agreed to a) accept Major Modification 52 to delete the Local Green Spaces listed in the Local Plan with a view to these and/or similar spaces being included in the Wells Neighbourhood Plan and b) object to MMs 53, 54 and 56 to substitute "A minimum of" for "Up to" in respect of allocated housing sites at West of Keward, Wells Rugby Club and Tincknells on the ground that any additional burden on the local infrastructure would be too great.
3. Cllr T Munt raised the issue of individual self builds being preferential to large number of builds. Also there is a need to save smaller houses and restrict number of house extensions making these houses unaffordable. It was suggested this should form part of the Neighbourhood Plan.
4. 10th March, 6 – 8pm Wessex Community Assets are holding a meeting on Community Led Housing. Cllr S Briton is to attend and would like other Cllrs to also come along.

5. It was felt a public meeting should be held at Wells Town Hall where MP James Heappey should be invited to discuss the level of housing proposed for Wells & the extent of which these houses have energy saving measures incorporated. Proposed dates were Thurs 9th or 16th April. Chairman to discuss with Town Clerk.

20/37/P DATE OF NEXT MEETING: 7pm, Thursday 5th March 2020