

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 17th SEPTEMBER 2020 AT 7:00PM VIA ZOOM

PRESENT ON ZOOM: Cllrs: L Agabani, A l'Anson (Chairman), J Rust,
C Wride (Vice-Chairman)

IN ATTENDANCE ON ZOOM: Town Clerk: S Luck
WCC Staff: S Glendinning, A Westwood
SCC Cllr T Munt
3 members of the public

MEMBERS NOT PRESENT: Cllrs: J Osman (Mayor), C Rees

1 **APOLOGIES FOR ABSENCE**

Cllr N Kennedy

2 **DECLARATIONS OF INTEREST**

To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 26th July 2012.

Each member was asked for any declarations. The sole declaration was from the Chairman who declared personal interests in items 5.6 and 5.7.

3 **MINUTES OF THE PREVIOUS MEETING**

To approve and sign the minutes of the meeting held remotely on 3rd September 2020: Minutes of the previous meeting were proposed, seconded, approved and will be signed as a correct record in due course.

4 **MEETING OPEN TO THE PUBLIC**

3 members of public present.

Mr Vincent expressed his objections to application 5.1 below. His written comments and photographs had been emailed to members prior to the meeting.

M Gilson expressed his concerns that the application 5.4 below did not allow for a cycle path and requested members add a cycle path provision to any approval.

5 **PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

5.1 2020/1610/HSE

Single storey rear extension & internal refurbishment including a loft conversion.

Location: 8 Reakes Close Wells BA5 2DD

RECOMMEND: Refusal on the grounds of over-development and adverse effect on occupiers of a neighbouring property.

5.2 2020/1608/HSE

Erection of two storey rear extension.

Location: 12 Reakes Close Wells BA5 2DD

RECOMMEND: Approval

5.3 2020/1647/HSE

Internal alterations, two storey and single storey rear extension, new single garage, new front porch and erection of home office cabin.

Location: 101 Portway Wells BA5 2BR

RECOMMEND: Approval

- 5.4 2020/1661/FUL
Demolition of existing buildings and erection of Class A1 retail store, car park and external areas, access and associated works.
Location: Travis Perkins Trading Co Limited Strawberry Way South Wells Somerset BA5 2AU
RECOMMEND: Approval, subject to the developer funding continuation of cycle path through development, by moving building to the west and incorporating road crossing on Priory Road. To be agreed by Highways.
- 5.5 2020/1486/FUL and 2020/1487/LBC
Conversion of the Old Mortuary to single storey one-bedroom dwelling for use as almshouse.
Location: Bubwiths Almshouses Priest Row Wells BA5 2QE
RECOMMEND: Approval
- TREES:**
- 5.6 2020/1748/TCA
T11 Prunus spp. - Fell. T12 Sambucus nigra - Fell. T13 Taxus baccata - Reduce by 2m. T14 Fagus sylvatica - Crown lift to 5m on south-eastern aspect. T15 Tilia spp. - Fell. T16 Syringa vulgaris - Fell. T17 Laurus nobilis - Fell. T18 Cupressus leylandii – Fell. T19 Syringa vulgaris - Fell. T20 Ligustrum japonicum - Fell.
Location: Park Cottage Silver Street Wells BA5 1US
RECOMMEND: Defer recommendation until members arrange a site visit with MDC Tree Officer.
- 5.7 2020/1771/TPO
T1 Thuja plicata - Remove stem on north-eastern aspect back to main stem. Crown lift on north-eastern aspect to 6m above ground level. T2 Thuja plicata - Crown lift on north-eastern aspect to 6m above ground level. T4 Thuja plicata - Crown lift on south-eastern aspect to 6m above ground level, including primary branch. T5 Thuja plicata - Crown lift on south-eastern aspect to 6m above ground level. T6 Chamaecyparis lawsoniana - Crown lift on south-eastern aspect to 6m above ground level. T7 Chamaecyparis lawsoniana - Crown lift on south-eastern aspect to 6m above ground level. T8 Thuja plicata - Crown lift on south-eastern aspect to 6m above ground level. T9 Thuja plicata - Crown lift on south-eastern aspect to 6m above ground level. T10 Thuja plicata - Crown lift on south-eastern aspect to 6m above ground level, including primary branch.
Location: Wells Recreation Ground Silver Street Wells Somerset BA5 1UN
RECOMMEND: Defer recommendation until members arrange a site visit with MDC Tree Officer.
- 6 **TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL**
Noted.
- 7 **WELLS NEIGHBOURHOOD PLAN**
No further comments.
- 8 **THE WHITE PAPER**
Cllrs Wride and Rust have submitted comments. All other members to be given 9 days to submit their comments to the Chair for further discussion at next scheduled meeting.
- 9 **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.
- 10 **ANY OTHER MATTERS OF URGENT REPORT**
None.
- 11 **DATE OF NEXT MEETING: 7:00 pm, Thursday 1st October 2020**