

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 21ST JANUARY 2021 AT 7:00PM VIA ZOOM

PRESENT ON ZOOM: Cllrs: L Agabani, J Browne, R Humphreys, A l'Anson (Chair),
N Kennedy, J Rust (Vice-chair), P Welch (Mayor)

IN ATTENDANCE ON ZOOM: Town Clerk S Luck
Cllr: J Linsdell
WCC Staff: S Glendinning, A Westwood
SCC Cllr T Munt
Wells Voice, A Vallis
2 Members of public

Non Attendance: None

21/01P APOLOGIES FOR ABSENCE

Cllr O Hartley (Deputy Mayor)

21/02P DECLARATIONS OF INTEREST

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

Cllr A l'Anson (Chair) stated a personal interest in Planning Application 5.3 and left the Zoom Meeting whilst discussion on this application took place. The Vice-Chair took the Chair for this item.

21/03P MINUTES OF THE PREVIOUS MEETING

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

21/04P MEETING OPEN TO THE PUBLIC

Two members of the public were present. M Gilson provided comments on 5.1 and 5.8.

21/05P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1 2020/2234/FUL
Redevelopment to form 47 No Retirement Living Apartments for Older People (Sixty Years of Age and/or Partner over Fifty-Five Years of age), Guest Apartment, Communal Facilities, Access, Car Parking and Landscaping.
Location: Wells Police Station 18 Glastonbury Road Wells Somerset BA5 1TH
RECOMMEND: Approval subject to MDC under section 106 of the Town & Country Planning Act 1990 requiring the developer to provide 1) a contribution towards the additional provision to meet the extra demand on the local Doctor surgeries and 2) a shared access leading through the site to St Cuthbert's School.
- 2 2020/2511/HSE
To construct a single storey extension on the front of the property to create a third bedroom. The extension will come out to the building line of 5A Western Retreat.
Location: 5 Western Retreat Wells Somerset BA5 2JT
RECOMMEND: Approval
- 3 2020/2591/HSE
Creation of a dormer window
Location: 17A St John Street Wells Somerset BA5 1SW
RECOMMEND: Approval

- 4 2020/2610/FUL and 2020/2611/LBC
 Construction on new community gate and ramp access between The Bishop's Palace and St Andrew's Street car park.
 Location: The Bishops Palace Market Place Wells Somerset BA5 2PD
RECOMMEND: Approval
- 5 2020/2595/FUL
 Erection of 1no 2 bed dwelling.
 Location: 72 Portway Wells Somerset BA5 2BP
RECOMMEND: Refusal on grounds of inadequate access and over development
- 6 2021/0004/HSE
 Demolition of existing garage and erection of two storey side extension.
 Location: 6 Lewmond Avenue Wells Somerset BA5 2TS
RECOMMEND: Approval
- 7 2021/0032/LBC
 Repair to shared boundary wall.
 Location: The Forge 25 Union Street Wells Somerset BA5 2PU
RECOMMEND: Approval
- 8 **RECONSULTATION NOTIFICATION**
 2020/1661/FUL
 Demolition of existing buildings and erection of Class A1 retail store, car park and external areas, access and associated works (Revised and additional information received 12/01/2021).
 Location: Travis Perkins Trading Co Limited Strawberry Way South Wells Somerset BA5 2AU
RECOMMEND: Approval subject to completion of an agreement under section 106 of the Town & Country Planning Act 1990:
1) requiring the developer to make a contribution towards the cost of providing a pedestrian crossing on Priory Road
2) building work to be restricted from Monday to Friday and between the hours of 8am and 6pm
3) imposition of effective measures to control the level of noise and dust during construction
- TREES:**
- 9 2020/2500/TPO
 Works to Trees covered by TPO M1079 - Please refer to the Tree Survey.
 Location: Recreation Ground East of 26 Silver Street Wells BA5 1SG
RECOMMEND: Approval
- 10 2020/2658/TCA
 T1 - Bay Tree - Fell.
 Location: 17 Chamberlain Street Wells Somerset BA5 2PQ
RECOMMEND: Approval
- 11 2021/0018/TCA
 T1 - Silver Birch - Fell.
 Location: 11B St John Street Wells Somerset BA5 1SW
RECOMMEND: Approval

21/06P THE FOLLOWING RECOMMENDATIONS SUBMITTED TO MDC UNDER DELEGATED AUTHORITY WERE NOTED AND AGREED

Submitted to MDC on 10th December 2020:

- 1 2020/2375/FUL
Replace existing timber sash windows with UPVC
Location: 31A St Thomas Street Wells BA5 2UU
RECOMMEND: recommend refusal on the ground that the construction of plastic replacement windows as opposed to repair of the existing windows would result in unnecessary consumption of energy. In this regard, the proposal fails to respect the aims of Local Plan policy DP3
- 2 2020/2465/FUL
Erection of a single storey dwelling.
Location: 33 Bath Road Wells Somerset BA5 3HR
RECOMMEND: Approval

Submitted to MDC on 13th January 2021:

TREES:

- 3 2020/2496/TCA
T1 - Cherry - Fell to ground level. T2 - Willow. Canopy reduction - Prune to growth points. Max of 1m back from current growth extremities. Balance form. T3 - Bay - Canopy reduction. Prune to growth points. Max of 1m back from current growth extremities. Balance form.
Location: 71C St Thomas Street Wells BA5 2UY
RECOMMEND: Approval

21/07P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL
Noted.

21/08P NEIGHBOURHOOD PLAN STEERING GROUP REPORT AND MEETING REPORT WITH MDC OFFICERS
Cllr A l'Anson presented the two reports and asked for questions. None received.

21/09P 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.

21/10P ANY OTHER MATTERS OF URGENT REPORT

1. Cllr Agabani raised the issue of a statue on the Railway Cutting having no plaque. Cllr Welch (Mayor) and Cllr Munt confirmed the matter was being looked at by the Wells Civic Society.
2. Cllr l'Anson referred to an email received regarding the siting of a Telecomms Mast at the Morrisons site. An application will follow in due course.

21/11P DATE OF NEXT MEETING: 7:00 pm, Thursday 4th February 2021