

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 17TH JUNE 2021 AT 7:00PM

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

IN ATTENDANCE: Town Clerk: S Luck
WCC Staff: S Bristow
SCC Cllr: T Munt
1 Members of the Public

21/89P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:
None.

21/90P DECLARATIONS OF INTEREST

- Cllr l'Anson - Personal/Prejudicial interest 2021/1096/HSE (*1 below*) as he knows the applicant and a fellow Director of The Old Deanery Project.
- 2021/1096/HSE (*1 below*) - Cllrs Agabani, Powell, Welch all declared a Personal interest in this application as they know the applicant.

21/91P MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held on 3rd June 2021.
Members agreed the Chair can sign the minutes as a true record.

21/92P MEETING OPEN TO THE PUBLIC

Mr Dan Foster, planning agent for the application at 11B St John Street Wells (2021/1220/HSE), spoke in favour of this application. The committee thanked him for his input and all members agreed the application should be given their recommended approval.

21/93P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- Cllr l'Anson left the room and Cllr Rust took the Chair**
- 1** 2021/1096/HSE
Replacement of side porch with enlarged single storey side extension, erection of single storey glass veranda to rear elevation, garage conversion with insertion of 2 windows, PV panels, solar hot water panels.
35 Millers Gardens Wells Somerset BA5 2TW
RECOMMEND: Approval
- Cllr l'Anson returned to Chair**
- 2** 2021/1123/HSE
First floor rear extension
39 Burcott Road Wells Somerset BA5 2EF
RECOMMEND: Approval
- 3** 2021/1130/HSE
Single storey side and rear extension
40 Portway Wells Somerset BA5 2BN
RECOMMEND: Approval

- 4 2021/1172/LBC and 2021/1171/HSE
Installation of dormer window and conservation roof light to rear elevation
17A St John Street Wells Somerset BA5 1SW
RECOMMEND: Approval
- 5 2021/1189/HSE
Erection of second storey with balcony and detached garage.
37 Mount Pleasant Avenue Wells Somerset BA5 2JG
RECOMMEND: Approval of the garage but refusal of the other elements of the application on the ground that the proposal would be detrimental to the character and appearance of the area.
- 6 2021/1197/HSE
Proposed First Floor extension and internal layout alterations
8 Ethel Street Wells Somerset BA5 2HP
RECOMMEND: Approval
- 7 2021/1213/FUL
External alterations to the shop front & internal alterations to facilitate an independent access to the shops' ancillary flat above.
6 Queen Street Wells Somerset BA5 2DP
RECOMMEND: Approval
- 8 2021/1214/HSE
Erection of single storey extension.
13 Barley Close Wells Somerset BA5 2ED
RECOMMEND: Refusal on the ground that the plans are inadequate.
- 9 2021/1220/HSE
Demolition of existing conservatory and erection of two storey and single storey extensions
11B St John Street Wells Somerset BA5 1SW
RECOMMEND: Approval
- 10 2021/0750/HSE
Erection of 5ft fence.
37 St Cuthbert Avenue Wells Somerset BA5 2JS
RECOMMEND: Refusal on the ground that given the open aspect of the front gardens of this estate the proposed fence would have a detrimental impact on the character and appearance of the area contrary to Local Plan policies DP1 and DP7.

TREES:

- 11 **Tree Preservation Order**
Wells No. 74 (2021) Boundary between 12 College Road and North Road, Wells, (M1389)
If you would like to make any objections or other comments, please make sure we receive them in writing by 6th July 2021. Your comments must:
- i. specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and
 - ii. in the case of an objection, must state the reasons for the objection.
- RECOMMEND: Despite the fact that the draft Order has no plan attached and so fails to identify the location of the tree, the Committee have no objection to a TPO to protect the copper beech tree to the south of the southern boundary of 12 College Road.**

12 2021/1248/TCA
Ash (T1) Remove end weight from heavy lateral limbs protruding over gardens & reduce canopy by 3 metres to reshape and balance.
19 Bath Road Wells Somerset BA5 3HP

RECOMMEND: No objection.

13 2021/1292/TCA
T1 - Magnolia - Reduce crown by 1.5-2m & remove lower limbs
T2- Cherry - Reduce height of 2 leaders & adjust lateral limbs
25 Chamberlain Street Wells Somerset BA5 2PQ

RECOMMEND: No objection.

21/94P TO RECEIVE NOTIFICATIONS AND DECISIONS FROM MENDIP DISTRICT COUNCIL
None received.

21/95P DELEGATED RESPONSIBILITIES
To delegate authority to the Town Clerk in consultation with the Chair and Vice-Chair, to decide any urgent matters arising before the next meeting.

21/96P ANY OTHER MATTERS OF URGENT REPORT
Cllr l'Anson will be inviting Bo Walsh, MDC Tree Officer, to planning meeting on 15th July to discuss tree protection in Wells.

21/97P DATE OF NEXT MEETING: 7:00 pm, 1st July 2021

Minutes signed by The Chair: **Date:**