

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 16th SEPTEMBER 2021 AT 7:00PM

PRESENT: Cllrs: L Agabani, J Browne, A l'Anson (Chair), N Kennedy, S Powell, T Robbins, J Rust (Vice-Chair), P Welch (Mayor)

IN ATTENDANCE: Town Clerk's Assistant: C Woodland
WCC Staff: S Glendinning
SCC Cllr: T Munt
32 members of the public

21/141P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:
None

21/142P DECLARATIONS OF INTEREST
Cllrs: P Welch and J Browne declared a personal interest in agenda item 5.1

21/143P MINUTES OF THE PREVIOUS MEETING
To approve and sign the minutes of the meeting held on 2nd Sept 2021
Members agreed the Chair can sign the minutes as a true record

21/144P MEETING OPEN TO THE PUBLIC
Over 30 members of public arrived at the Town Hall as they had an interest in agenda item 5.1. Due to Covid regulations and the number of people allowed to safely be present in the Council Chamber, one person from each household was permitted to stay. The Chair gave all those present the opportunity to speak.

Daniel Millward, Principal Planner, Pegasus Group was in attendance to answer questions on agenda item 5.1. They are acting as architects for the builders (Crest Nicholson).

The Chair had raised three questions with Daniel in advance of the meeting and answers were provided (attached).

A list of questions/concerns from residents was compiled by Daniel post the meeting (attached)

Once discussion on agenda item 5.1 was complete, Daniel and all members of public left the meeting.

21/145P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2021/0819/FUL
Change of surface treatments to the pathway network across the public open space part of the site from hoggins to tarmacked surface with PCC edging (revised plans rec'd 19th August 2021)
Land Off Glastonbury Road Wells Somerset
Deferred from last meeting: in the hope that the applicant's architect will attend to provide a clearer explanation of the application and that a representative of the County Council's Highways Department will also attend to establish the position as to adoption of the highways and other elements of the application.

RECOMMEND: Approval; subject to tarmacked surface with pre-cast concrete edging and membrane preventative for weed control.

- 2 2021/1783/LBC
Minor and associated works with the installation of a WC, shower and sink (En-suite) into a second floor room.
14 Priest Row Wells Somerset BA5 2PY
RECOMMEND: Approval
- 3 2021/1914/HSE and 2021/1915/LBC
Single storey rear extension and internal alterations.
17 Chamberlain Street Wells Somerset BA5 2PQ
RECOMMEND: Refusal; due to the adverse effect on the building & conservation area. Design appearance & material not appropriate
- 4 2021/1941/HSE
Single storey front and rear extensions with loft conversion
7 Blake Road Wells Somerset BA5 2JB
RECOMMEND: Approval
- TREES:**
- 5 2021/1808/TCA
T1 - T5 - Conifers - Fell. T6 - T8 - Elders - Fell.
12 South Street Wells Somerset BA5 1SJ
RECOMMEND: Approval
- 6 2021/1894/TCA
T1 - Horse Chestnut - Fell. T2 - Yew - Fell. T3 Holly - Overall 50% reduction. T4 - Bay - Overall 50% reduction. T5 - Sycamore - Overall 50% reduction
Land To Rear Of 8/9/10 Tucker Street Tucker Street Wells BA5
RECOMMEND: Refusal, inadequate information presented
- 7 **APPEAL DECISION:**
2020/2595/FUL
APP/Q3305/W/21/3276024
72 Portway, Wells BA5 2BP
Decision: The appeal is dismissed.

The decision on this appeal was noted.

- 21/146P 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.
- 21/147P ANY OTHER MATTERS OF URGENT REPORT**
There were no other matters raised.
- 21/148P DATE OF NEXT MEETING: 7:00pm, 7th October 2021 (tbc)**

Minutes signed by The Chair: Date:

15th Sept 2021

Questions raised by the Chair and answers provided by Daniel Millward, Principal Planner, Pegasus Group

1. When the road is adopted, will the footways adjacent to the carriageway also be adopted or will these be maintained in the future by the residents association? **These form part of the s38 agreement and will be adopted by the local highway authority.**
2. When does SCC expect to adopt the new roads? **This is all dependant on when we are allowed to start work on our Public Open Space (POS) footpath. We need to access the POS with heavy machinery, which has the potential to damage roads and kerbs. SCC will not take on the roads with any damage. Once we have finished the POS we have lined contractors up to start the final surfacing, remedials to kerbs and pavements and streetlighting remedials. If we are to finish the POS this side of Christmas I can anticipate the roads will be ready by Spring next year to go onto their 12 month maintenance period and then be adopted fully the following year by SCC.**
3. If SCC are awaiting further work by the developer, what work is required before they can be adopted? **SCC are waiting for the sewers to be vested and the road remedials to take place. As explained above there is a process of works and the POS must be resolved first. Worst thing to do would be to surface the roads and these new roads then get damaged by plant and need to be re-surfaced for them to be adopted, which would cause further delays, disruption and money.**

16th Sept 2021

Questions/concerns raised by residents at the Planning meeting – answers compiled by Daniel Millward, Principal Planner, Pegasus Group

- Some hoggin path was laid and simply tarmacked over which has led to a number of weeds springing up along them. As the Residents Association is to take over the long-term management of the Public Open Space (POS), they are concerned this will increase their maintenance burden. Ensuring the paths are laid properly will reduce this and so assurances are requested on this issue.
- The POS has not been implemented in accordance with the approved plans and residents are considering pursuing this with the enforcement team. Residents would like assurances that the POS will be implemented in accordance with the approved plans.
- Concerned about the quality of the landscaped areas (lots of rubbish/debris within the ground). Again, concerned that this will cause maintenance issues for the Residents' Association.
- Some of the footways are bounded in rotting/rotten timber and they would like assurances that this will be replaced with pre-cast concrete (as per the revised plans).
- Wanted to know how many times highways have inspected the scheme and what the outcome of those meetings were? (Potentially for SCC to pick up).
- Wanted to know how many more meetings there are likely to be? (Potentially for SCC to pick up).
- I believe residents have contacted several people at Crest Nicholson to air grievances but they would like to know who the best point of contact is.