

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 15th OCTOBER 2009

PRESENT: Cllrs D Anderson, C Borastero, T Butt Philip, N Kennedy, J Parkes, S Robertson and D Unwin

IN ATTENDANCE: Town Clerk's Assistant

APOLOGIES: The apologies tendered by T Robbins were noted.

09/062P DECLARATIONS OF INTERESTS

Cllr D Anderson declared a personal interest in Item 2 and left the room during discussions. The position of District Councillors was reserved as set out on the agenda.

09/063P PLANS RECEIVED FOR CONSIDERATION

See attached

09/064P PERMISSIONS AND REFUSALS

See attached

09/065P CORRESPONDENCE & MATTERS RAISED BY MEMBERS

Cllr Unwin informed the committee that at a meeting on the 14th October at Mendip District Council the Planning Board had granted permission for the Crematorium to be built at Crosscombe

The Committee welcomed the news that Tincknell/Sainsbury were submitting further planning applications for a new store and petrol station

Item 1	Advertisement Consent 2009/1407 DEL
ADDRESS:	5 Market Place
PROPOSAL:	Erection of replacement fascia sign and hanging sign
APPLICANT:	Abbey National Plc, 5 Market Place
RECOMMENDATION:	APPROVAL
Item 2	Householder Planning Permission 2009/1431 DEL
ADDRESS:	11 Penn Close
PROPOSAL:	Erection of a first floor extension over existing kitchen and garage
APPLICANT:	Mr B Lee
RECOMMENDATION:	APPROVAL Cllr Anderson declared a personal interest and left the room.
Item 3	Full Planning Permission – 8 weeks 2009/1505 DEL
ADDRESS:	1 Woodbury Avenue
PROPOSAL:	Proposed front porch extension
APPLICANT:	Mr Nigel Underwood
RECOMMENDATION:	APPROVAL. Members asked that as condition of the approval consideration was taken to keep the road free from obstruction whilst building took place.

Item 4	Full Planning Permission 2009/1522 DEL
ADDRESS:	25 Kings Castle Road
PROPOSAL:	Proposed two storey side extension
APPLICANT:	Mr Neil Barnham
RECOMMENDATION:	APPROVAL

PERMISSIONS AND REFUSALS:

Permissions:

9 Regency Court	Erection of a conservatory on the rear (North) elevation
Cedars Field, The Liberty	Alterations to listed wall to facilitate new recital hall and music education facility in Cedars Field, removal of existing plant and maintenance buildings, alterations to wall and formation of new access off New Street, restoration and works to historic garden, reconfiguration of access and parking (as amended by amended plans, Travel Plan and supporting documentation received on 19.03.09). New recital hall and music education facility in Cedars Field, Alterations to Cedar's House listed garden wall for associated access, storage and plant area. New Sports Pavillion. New maintenance building and new access off New Street. Demolition of existing workshops and lean to structures and removal of shipping container stores and associated restoration historic garden. Reduction in number and improvement of car parking. Plus work to trees and landscaping. (As amended by amended plans, Travel Plan and supporting documentation received on 19.03.09).
Woodlands, 98 Bath Road	Proposed open porch to front of existing dwelling and proposed conservatory to the rear of dwelling
25 Market Place	Proposed replacement signage to front of building
7 New Street	Internal alterations which include the strengthening of the second floor (as revised by plans and schedule of works received 11 September 2009). Change of use from A2 financial and professional services to C2 residential institutions
SS Joseph & Teresa Church, Chamberlain Street	Alterations to existing ramp and step access
3 Reservoir Lane	Extensions to front and rear of an existing bungalow
TPO:	
Cathedral School	Proposed felling of and works to trees in a Conservation area
16 Bath Road	Proposed two storey rear extension
Refusals:	
13 Jocelyn Drive	Erection of dwelling and formation of parking area
8 Kidder bank	Construction of a raised deck area on the rear (West)

The Rydings, 35 Ash Lane	elevation
34 Burcott Road	Replacement of existing bungalow with two storey house
Tincknell Fuels Ltd,	First floor rear extension
Glastonbury Road	Demolition of store and 4,6,8,10 and 12 Glastonbury Road. Erection of a class A1 foodstore (5072 sqm gross floor space) with car parking

Breach of Planning :

47 Milton Lane

Without planning permission, the creation of a new planning unit – the sub-division of a dwelling to create two separate dwellings

7 Wolsey Close

Erection of a dwelling and formation of a parking area