

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT
COMMITTEE HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL
ON THURSDAY 26th FEBRUARY 2009**

PRESENT: Cllr J Parkes (Chairman)
Cllrs D Anderson, C Borastero, J Nicholas, T Robbins

IN ATTENDANCE: Town Clerk, Town Clerk's Assistant

APOLOGIES: The apologies tendered by Cllr N Kennedy were noted.
Cllrs T Butt Philip and D Unwin did not attend.

09/012P ELECTION OF CHAIRMAN FOR MEETING
Cllr Parkes was unanimously elected as Chairman for the meeting

09/013P DECLARATIONS OF INTERESTS
There were no declarations of interest

09/014P PLANS RECEIVED FOR CONSIDERATION
See attached

09/015P PERMISSIONS AND REFUSALS
See attached

Item 1	Full 119893/002 (DEL)
ADDRESS:	17 Coronation Road
PROPOSAL:	Erect two storey detached house and lay out parking and access onto Coronation Road
APPLICANT:	Mr S Baker
RECOMMENDATION:	APPROVAL
Item 2	CA Felling Trees 102993/005PG29 (DEL)
ADDRESS:	Tower House, St Andrews Street
PROPOSAL:	To fell Poplar tree in a Conservation Area
APPLICANT:	Mrs P Egan
RECOMMENDATION:	NO OBJECTION
Item 3	LBC- alter/extend 034514/010 (DEL)
ADDRESS:	The Sherston Hotel, Priory Road
PROPOSAL:	Proposed internal alterations and formation of new openings into garden and yard
APPLICANT:	Punch Taverns Ltd
RECOMMENDATION:	APPROVAL
Item 4	LBC- alter/extend 102807/014 (DEL)
ADDRESS:	4 The Gardens
PROPOSAL:	Alterations to reed and lime plaster ceiling in bedroom 1 secondary floor only
APPLICANT:	Miss F Harden
RECOMMENDATION:	APPROVAL
Item 5	Full 108101/003 (DEL)
ADDRESS:	41 Woodbury Avenue
PROPOSAL:	Single storey front extension and two side extensions [in place of existing single storey side extension]
APPLICANT:	Mrs S Scott
RECOMMENDATION:	APPROVAL
Item 6	Full 109443/003 (DEL)
ADDRESS:	9 Orchard Lea
PROPOSAL:	Erection of single storey front extension and pitch roof over existing garage
APPLICANT:	Mr B P Williams
RECOMMENDATION:	APPROVAL
Item 7	Full 103789/020 (DEL)
ADDRESS:	Lanteglos House, St Thomas Street
PROPOSAL:	Enlargement of first floor window in west elevation and insertion of sun tunnel in east roof slope
APPLICANT:	Mr and Mrs M Main
RECOMMENDATION:	APPROVAL
Item 8	Listed Building 108310/007 (DEL)
ADDRESS:	3 Priest Row
PROPOSAL:	Erection of satellite dish on rear elevation
APPLICANT:	Mr J Webb
RECOMMENDATION:	APPROVAL
Item 9	Full 120734/000 (DEL)
ADDRESS:	55 Woodbury Avenue
PROPOSAL:	Single storey extension to rear and replace flat roof with pitched roof over garage
APPLICANT:	Mr P Edmonds
RECOMMENDATION:	APPROVAL

PERMISSIONS AND REFUSALS:

Permissions:

Andres, 2 Union Street	Variation of condition 2 of consent 049099/005 which alters the hours of trading to 0900-0030 hours Monday – Saturday and 0800–0000 Sundays and 0900–0030 on New Years Eve. (Amended description)
40a South Street	Demolition of wall and side extension to be replaced by a rebuilt extension and a new side wall
Ground Floor Retail Unit, 2 Princes Road	Change of use of ground floor from plant hire shop/workshop to A2 (financial & professional services) & A1 (retail) amended description
40 High Street	New disabled access and associated shop front alterations, internal alterations
17 Woodbury Avenue	Single storey side extension to form porch, study and ground floor WC
67 Milton Lane	Erection of detached dwelling and garage with associated access arrangements
43 High Street	Works associated with and mounting of air conditioning units
12 Rowdens Road	Formation of room in roof space, first floor extension, improvements and alterations
Stepping Stones, Stoberry Park School	Erection of a replacement building for use as a pre-school nursery

TPO:

26 St Thomas Street	50% Crown reduction of T1 (Rowan Tree)
Millers Cottage, 39 St Thomas Street	Installation of solar heating system which includes solar panels on roof facing St Thomas Street
24 St Thomas Street	Felling and works to trees in a Conservation Area

Refusals:

33 St Thomas Street	Re-roof front and rear of the property with double roman concrete tiles
Boots the Chemist 19-21 High Street	Proposed replacement fascia signage and hanging sign
66 High Street	Erection of three storey, 2 bed residential units. Demolition of single storey warehouse building, sub-division of existing shop to form lock-up to front and 1 bed residential unit. Demolition of rear single storey extension and alterations to a listed building

Amended Plans:

32 Woodbury Avenue

Planning Withdrawn:

Wells Recreation Ground	Works to trees
-------------------------	----------------