

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

PRESENT: Cllrs D Anderson, J Parkes and T Robbins.

IN ATTENDANCE: The Town Clerk and the Town Clerk's Assistant

09/001P APOLOGIES FOR ABSENCE

Apologies from Cllrs Butt Philip and Nicholas were noted.
Cllrs Borastero, Kennedy and Unwin did not attend.

09/002P ELECTION OF CHAIRMAN FOR MEETING

Cllr Parkes was unanimously elected Chairman for the meeting.

09/003P DECLARATIONS OF INTERESTS

No declarations were made.

09/004P PLANS RECEIVED FOR CONSIDERATION

See attached schedule

09/005P PERMISSIONS & REFUSALS

Noted as listed

09/006P CONSIDERATION OF RESPONSE TO SUSTAINABLE COMMUNITY AND CORE STRATEGY DOCUMENTS

In the absence of the Chairman of the Committee who had the key document in his possession it was agreed to defer discussion until the February meeting of the City Council.

09/007P CORRESPONDENCE AND OTHER ITEMS RAISED

- (i)** Members responded to the consultation on the refurbishment of traffic signals in The Liberty.
- (ii)** Members noted the application which had been made to build a crematorium in the parish of Croscombe.

<p>Item 1</p> <p>ADDRESS:</p> <p>PROPOSAL:</p> <p>APPLICANT:</p> <p>RECOMMENDATION:</p>	<p>Lawful Prop Use CLOPD 104359/001 (DEL)</p> <p>Underwood, 12 Milton Lane</p> <p>Loft conversion including roof terrace with balcony</p> <p>Mr D Hartley</p> <p>APPROVAL</p>
<p>Item 2</p> <p>ADDRESS:</p> <p>PROPOSAL:</p> <p>APPLICANT:</p> <p>RECOMMENDATION:</p>	<p>Full 120685/000 (DEL)</p> <p>17 Woodbury Avenue</p> <p>Single storey side extension to form porch, study and ground floor WC</p> <p>Mrs K Miles</p> <p>APPROVAL</p>
<p>Item 3</p> <p>ADDRESS:</p> <p>PROPOSAL:</p> <p>APPLICANT:</p> <p>RECOMMENDATION:</p>	<p>Full 113080/004 (DEL)</p> <p>33 St Thomas Street</p> <p>Re-roof front and rear of the property with double roman concrete tiles</p> <p>Mrs C Leegwater</p> <p>APPROVAL</p>
<p>Item 4</p> <p>ADDRESS:</p> <p>PROPOSAL:</p> <p>APPLICANT:</p> <p>RECOMMENDATION:</p>	<p>Full 007083/010 (DEL)</p> <p>Stepping Stones, Stoberry Park School, North Road</p> <p>Erection of a replacement building for use as a pre-school nursery</p> <p>Stepping Stones Play Group</p> <p>APPROVAL</p>
<p>Item 5</p> <p>ADDRESS:</p> <p>PROPOSAL:</p> <p>APPLICANT:</p> <p>RECOMMENDATION:</p>	<p>Full 102156/011 (DEL)</p> <p>66 High Street</p> <p>Erection of three 2 storey, 2 bed residential units. Demolition of single storey warehouse building, subdivision 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</p> <p>NS & J Humpage NSJ Group</p> <p>REFUSAL The proposal will result in a retail unit so small as to be of questionable viability. Members noted that contrary to the evidence submitted the existing retail unit is currently let and trading well.</p>
<p>Item 6</p> <p>ADDRESS:</p> <p>PROPOSAL:</p> <p>APPLICANT:</p> <p>RECOMMENDATION:</p>	<p>Advertisement A10724/003 (DEL)</p> <p>Boots The Chemist, 19-21 High Street</p> <p>Proposed replacement fascia signage and hanging sign</p> <p>Boots Properties Ltd</p> <p>REFUSAL The proposed design is inconsistent with the prevailing street scene of Wells High Street Conservation Area</p>

Item 7	LBC- alter/extend 067755 (DEL)
ADDRESS:	Boots The Chemist, 19-21 High Street
PROPOSAL:	Proposed replacement fascia signage and hanging sign
APPLICANT:	Boots Properties Ltd
RECOMMENDATION:	REFUSAL The proposed design is inconsistent with the prevailing street scene of Wells High Street Conservation Area

PERMISSIONS AND REFUSALS:

Permissions:

40 High Street	New disabled access and associated shop front alterations, internal alterations including roof alteration to change the use of the first and second floor to a flat. Change of Use of first and second floor to flat.
Lanteglos House, St Thomas Street	Erection of a two storey extension
City of Wells Almshouses	Erection of satellite dish
4 The Gardens, Sadler Street	Proposed internal alterations
9A Market Street	Conversion of warehouse to indoor children's play area
The Old Vicarage, St Thomas Street	Modification to bathrooms, entrance lobby and WC. Installation of a new boiler and replace and alter garden doors and steps

TPO:

2 Mountery Close	Works to a Sycamore tree
19 New Street	Proposed pruning of a Lime tree covered by TPO M1063 – remove epicormic growth up to a height of approximately 4 metres

Refusals:

12 Lewmond Avenue	Two storey side extension and alterations to existing parking
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Certificate of Lawful Use or Development

10 North Road

Appeals (informal Hearing):

Land adjacent to the Pound Shop – Mr J A Coombes

Planning Withdrawn:

Land South of Clements Close