

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 21st MAY 2009

PRESENT: Cllr N Kennedy (Chairman)
Cllrs D Anderson, T Butt Philip, T Robbins, S Robertson and D Unwin

IN ATTENDANCE: The Town Clerk's Assistant,
Messrs P Tincknell and R Tincknell.
Representatives from Sainsbury's Ltd and JBP Public Relations

09/031P ELECTION OF CHAIRMAN FOR CIVIC YEAR

Cllr Kennedy was unanimously elected Chairman

09/032P APOLOGIES FOR ABSENCE

The apologies tendered by Cllrs C Borastero and J Parkes were noted.

09/033P DECLARATIONS OF INTEREST

No declarations were made but the position of District Councillors was reserved as set out on the agenda.

09/034P TINCKNELL'S SITE Mr Philip Tincknell made a presentation to members concerning the possible redevelopment of the Tincknell's site. Mr Tincknell advised members that the amended plans had taking into account the objections and concerns raised when the original plans were first submitted and he asked members for their support to move the plans forward. Issues raised by members concerned access to the site, housing and the scenescape on the approach into the City. Mr Tincknell confirmed to members that the Tincknell Company would remain in the City and keep control of the freehold of site.

09/035P PLANS RECEIVED FOR CONSIDERATION

(See attached list)

09/036P PERMISSIONS AND REFUSALS

(See attached list)

09/037P CORRESPONDENCE & MATTERS RAISED BY MEMBERS

Members asked the Town Clerk to write to the various authorities concerning the parking problems at Priory Road Health Centre

Item 1	Full Planning Permission – 8 Weeks 2009/0330 DEL
ADDRESS:	Land at Gate Lane
PROPOSAL:	Erection of two office buildings and parking
APPLICANT:	Swanlux Pension Fund
RECOMMENDATION:	APPROVAL
	Change of Use 2009/0366 DEL
ADDRESS:	Unit 1, Keward Mill Trading Estate, Jocelyn Drive
PROPOSAL:	Change of use of B1 industrial unit to B2 MOT vehicle testing station
APPLICANT:	Mr A Sullivan
RECOMMENDATION:	APPROVAL
Item 3	TREE – Conservation Area 2009/0540 DEL
ADDRESS:	34 South Street
PROPOSAL:	Proposed pruning of a Magnolia tree in a conservation area
APPLICANT:	Mr M Parsons
RECOMMENDATION:	NO OBJECTION
Item 4	Householder Planning Permission 2009/0450 DEL
ADDRESS:	46 Sheldon Drive
PROPOSAL:	Two storey side extension to existing dwelling
APPLICANT:	Mrs Leigh
RECOMMENDATION:	APPROVAL
Item 5	Householder Planning Permission 2009/0353 DEL
ADDRESS:	34 Burcott Road
PROPOSAL:	First floor rear extension
APPLICANT:	Mr and Mrs M Di Claudio
RECOMMENDATION:	APPROVAL
Item 6	Full Planning Permission – 8 weeks 2009/0413 DEL
ADDRESS:	Tesco Stores, Tucker Street
PROPOSAL:	Erection of glazed lobby to be built around store entrance
APPLICANT:	Tesco Stores Ltd
RECOMMENDATION:	APPROVAL
Item 7	Full Planning Permission – 8 weeks 2009/0351 DEL
ADDRESS:	St Andrews Ward, Priory Health Park, Glastonbury Road
PROPOSAL:	Single storey extension, alterations to windows, erect 3.1m high boundary fence
APPLICANT:	Somerset Partnership NHS Foundation Trust c/o Agent
RECOMMENDATION:	APPROVAL
Item 8	Town and Country Planning
ADDRESS:	Wells Central C of E Junior School, Keward Avenue
PROPOSAL:	Erection of a Children’s Centre with associated hard surfaced play area and one additional car parking space on land at (GR: 354162 – 145188)
APPLICANT:	Somerset County Council
RECOMMENDATION:	APPROVAL
Item 9	Householder Planning Permission 2009/0536 DEL
ADDRESS:	50 Bath Road
PROPOSAL:	Erection of a single storey rear extension
APPLICANT:	Mr and Mrs S C Prestidge
RECOMMENDATION:	APPROVAL

PERMISSIONS AND REFUSALS:

Permissions:

10 North Road	Demolish conservatory and erect a bay window to rear of property
11 Priory Road	Freestanding Panel sign
60 St Thomas Street	Build 2m high garden wall between garage and western boundary

TPO:

33 St Thomas Street	Works to a Walnut tree in a Conservation Area
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Refusals:

10 North Road	Erection of new two storey rear extension and balcony
Land adj. To 28 St Andrews Mews	Erection of aluminium sign on posts and banner
12 Carlton Mews	Replace timber windows with PVCU (rosewood effect) windows