

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 29th JANUARY 2009

PRESENT: Cllr N Kennedy (Chairman)
Cllrs D Anderson, J Parkes, T Robbins and D Unwin

IN ATTENDANCE: Town Clerk and Town Clerk's Assistant

09/008P APOLOGIES FOR ABSENCE
The Apologies from Cllrs C Borastero, T Butt Philip and J Nicholas were noted.

09/009P DECLARATIONS OF INTERESTS
As noted in the plans received for consideration.
Cllr Unwin declared an interest in all items as a member of the Mendip District Council Planning Committee

09/010P PLANS RECEIVED FOR CONSIDERATION
See attached

09/011P PERMISSIONS AND REFUSALS
See attached

Item 1	LBC- alter/extend 085890/042 (DEL)
ADDRESS:	Carmelite House, Chamberlain Street
PROPOSAL:	Retrospective application for amendments to repairs and alterations previously approved under Lister Building Consent 085890/037
APPLICANT:	Mr R Exley
RECOMMENDATION:	APPROVAL
Item 2	CA Tree Works 106972/021 (BOARD)
ADDRESS:	Wells Recreation Ground
PROPOSAL:	Works to trees in a Conservation area
APPLICANT:	Mendip District Council
RECOMMENDATION:	NO OBJECTION Cllr Unwin declared his interest as a member of Mendip DC
Item 3	Full 110388/001 (DEL)
ADDRESS:	12 Rowdens Road
PROPOSAL:	Formation of room in roof space, first floor extension, improvements and alterations
APPLICANT:	Mr C Gadd
RECOMMENDATION:	APPROVAL
Item 4	Full 120702/000 (DEL)
ADDRESS:	42 Goodymoor Avenue
PROPOSAL:	Proposed single storey and two storey extensions to provide additional accommodation
APPLICANT:	Mrs G Hick
RECOMMENDATION:	APPROVAL

<p>Item 5</p> <p>ADDRESS:</p> <p>PROPOSAL:</p> <p>APPLICANT:</p> <p>RECOMMENDATION:</p>	<p>TPO Works 106972/022PG29 (BOARD)</p> <p>Wells Recreation Ground</p> <p>Works to trees covered by TPO M1079</p> <p>Mendip District Council</p> <p>NO OBJECTION Cllr Unwin declared his interest as a member of Mendip DC</p>
<p>Item 6</p> <p>ADDRESS:</p> <p>PROPOSAL:</p> <p>APPLICANT:</p> <p>RECOMMENDATION:</p>	<p>Full 059640/006 (DEL)</p> <p>43 High Street</p> <p>Works associated with and mounting of air conditioning units</p> <p>Mr I Pidgeon, Vision Express</p> <p>APPROVAL</p>
<p>Item 7</p> <p>ADDRESS:</p> <p>PROPOSAL:</p> <p>APPLICANT:</p> <p>RECOMMENDATION:</p>	<p>Full 059977/039 (DEL)</p> <p>Land at Ash Close</p> <p>Erection of 62 dwellings (including 35 sheltered housing units) and associated access, parking, garaging, landscaping and open space</p> <p>Flower & Hayes Development</p> <p>APPROVAL. The wish was expressed for a footpath linking the development with New Street.</p>
<p>Item 8</p> <p>ADDRESS:</p> <p>PROPOSAL:</p> <p>APPLICANT:</p> <p>RECOMMENDATION:</p>	<p>CA Felling Trees 119508/003PG29 (DEL)</p> <p>24 St Thomas Street</p> <p>Felling and works to trees in CA</p> <p>Miss J Imray</p> <p>NO OBJECTION</p>
<p>Item 9</p> <p>ADDRESS:</p> <p>PROPOSAL:</p> <p>APPLICANT:</p> <p>RECOMMENDATION:</p>	<p>Full 117848/003 (DEL)</p> <p>Part ground floor, 3 Priory Road</p> <p>Change of use of part of ground floor dwelling to restaurant including extraction fan and ducting and illuminated sign</p> <p>Mr A Ali</p> <p>Wells City Council are the owners of the freehold of the neighbouring property at 1 Priory Road. They had no objection to the principle of the development but were concerned at the possible impact of the ventilation system. However their property ownership nearby made it difficult for them to be objective</p>
<p>Item 10</p> <p>ADDRESS:</p> <p>PROPOSAL:</p> <p>APPLICANT:</p> <p>RECOMMENDATION:</p>	<p>Change of Use 109511/000 (DEL)</p> <p>13 Broad Street</p> <p>Changes of use from a hairdressers (use A) to mixed use internet “cafe” (use classes A1 & A3) and separate offices at rear (use Class B1)</p> <p>Mr C Spray</p> <p>APPROVAL Members noted that the applicant is a contractor to the City Council</p>

Item 11	Full 119543/002 (DEL)
ADDRESS:	32 Woodbury Avenue
PROPOSAL:	Erection of two storey side extension
APPLICANT:	Mr P Gane
RECOMMENDATION:	APPROVAL

PERMISSIONS AND REFUSALS:

Permissions:

38 High Street

Alterations to existing building including new fascia sign and hanging sign

66 High Street

Works associated with the erection of three two storey two bed residential units and conversion of part of the shop to a single storey dwelling, including: demolition of single storey warehouse building, demolition of rear single storey extension, erection of internal partition walls, alterations to fenestration and attachment of the dwellings to a curtilage wall of the Listed Building (amended description)

**Chamberlain House,
Chamberlain Street**

Internal and external alterations to include relocation of external railings and reinstatement of entrance gate, relocation of flue, demolition of existing kitchen, mezzanine and gallery, alter cellars to form bedroom, shower room and utility. Alterations to staircases and reorder first floor bedrooms

TPO:

12 St Cuthbert Street

Felling of a Sycamore tree in a CA

Planning Withdrawn:

Gate Lane (Swanlux Pension Fund)