

**WELLS CITY COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE**  
**HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON TUESDAY 11<sup>th</sup>**  
**FEBRUARY 2010, 6PM.**

**PRESENT:** Cllrs: C Borastero (Mayor);  
N Kennedy (Chairman); D Anderson; J Parkes; T Robbins; D Unwin.

**IN ATTENDANCE:** Felicity White (Town Clerk)

**10/17P PUBLIC PARTICIPATION.**

There were none.

**10/18P APOLOGIES FOR ABSENCE**

None received.

**10/19P DECLARATIONS OF INTERESTS**

To receive any Declarations of Interest under the Local Authority (Model Code of Conduct) Order 2007 issued under SI No. 1159 including paragraph 12(2).  
Councillor Unwin Declared a Personal Interest as a District Councillor.  
Councillor Parkes declared a Personal Interest as friend of the applicant, in Application 2010/0115 Beaumont Place.

**10/20P DISTRICT COUNCIL MEMBERS**

There were no further comments.

**10/21P PLANS RECEIVED FOR CONSIDERATION**

21.1 2009/1882 – Householder Planning Permission – Mrs E Crouch, 1 School House, North Grove, Wells.

Re-open original external door opening, remove natural stone infill and install new door and frame to create level access to property for a disabled occupant.

Decision: Recommend Approval.

21.2 2010/0115 – Mr & Mrs P Kingston, Beaumont Place, New St, Wells.  
Variation of Conditions 2, 3 & 4 of planning application 2009/1442, to

allow the development to take place in 2 phases.

Decision: Recommend Approval.

21.3 2010/0082 – Full Planning Permission – Mr M Dyas, 32A Portway, Wells.  
Erection of a dwelling and provision of parking for 1A Welsford Avenue.

Decision: Recommend Refusal.

Reasons: i) Over-development of the site

ii) Unacceptable visible impact of proposed high roof line

21.4 2010/0045 - Listed Building Consent - Mr John Jessop, 23 Union St, Wells.

Alter rear door and window openings, block off internal doors, form new openings in internal wall.

Decision: Recommend Approval.

21.5 2009/2079 - Household Planning Permission - 4 Vicars Close, Wells.  
Erection of single storey extension to rear.

Decision: Recommend Approval.

Comments: Please ensure involvement of the Conservation Officer.

21.6 2009/2080 – Listed Building Consent - 4 Vicars Close, Wells.  
Erection of single storey extension to rear.

Decision: Recommend Approval.

Comments: Please ensure involvement of the Conservation Officer.

21.7 2010/0056 – Householder Planning Permission -93 Wookey Hole Road, Wells.

Removal of an existing rear extension and construction of a 1 & 2 storey split level rear extension, extend attached garage and proposed new porch.

Decision: Recommend Approval.

**10/22P CONSIDERATION TO PROPOSED WORKS TO TREES IN CONSERVATION AREA.**

There were none.

**10/23P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL**

The applications determined by Mendip District Council were received and noted.

**10/24P ITEMS FOR URGENT REPORT**

1. The following matters were reported for the attention of Somerset County Council Highways:
  - i. Loose and dangerous flagstones in the High Street. Councillors are concerned that members of the public may trip and fall, edges of some stones have become raised, water sometimes spurts out from under stones when they are stepped on; a complete check is needed.
  - ii. Loose cobbles in the Market Place as above.
  - iii. Tarmac patches in Sadler Street. Councillors assume these are temporary; please could the Council be notified how soon the work will be done properly?
2. Central Mendip Community Partnership, Tuesday 16<sup>th</sup> February, 6.30pm at Wells Town Hall, to include consideration plans for the Bishops Barn. Councillor Kennedy spoke about the future of the Barn and encouraged members to attend the meeting.

The meeting closed at 6.40pm

The date of the next Planning & Environment meeting is **Thursday 25<sup>th</sup> February 2010, 6.30 pm.**