

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 2nd JUNE
2010, 7.00PM.

PRESENT: Cllrs: J Parkes; D Unwin; D Anderson; T Robbins; S Robertson

IN ATTENDANCE: Felicity White (Town Clerk);

10/85P **ELECTION OF CHAIRMAN**

In the absence of Cllr. Kennedy, C Anderson proposed Cllr Parkes as Chairman of the meeting, seconded by Cllr Robertson and agreed

10/86P **APOLOGIES FOR ABSENCE**

Councillors: N Kennedy; C Borastero; T Butt-Phillip

10/87P **DECLARATIONS OF INTERESTS**

District Councillor only

10/88P **DISTRICT COUNCIL MEMBERS**

It is formally recorded that the participation of those City Councillors who are also members of Mendip District Council in both the debate and any subsequent vote on matters contained in this agenda is on the basis that the views expressed are preliminary views taking account of the information currently available to the City Council. The District Councillors reserve their final views on the application until they are in full possession of all relevant information both for and against.

10/89P **MINUTES OF THE MEETING HELD ON 20th MAY 2010** were proposed accepted and signed.

Matters arising: The Town Clerk was asked to follow up

- i. Reporting of trip hazard due to damage grills round trees in Market Place
- ii. Request to Highways for grids to catch debris in down-flow of running water under covers in High Street

10/90P. **PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

1 **2010/0885 Householder Planning Permission**

Mr N Feast – 29 St Thomas Street

Second storey extension to rear (DEL)

Recommended Approval, subject to the decision of the Conservation Officer.

2 **2010/0940 Advertisement Consent**

Co-op Group – 9-13 Co-op/Somerfield Store, High Street

Installation of 2 externally illuminated fascia signs, one internally illuminated hanging sign and various car park signs (DEL)

Recommended Refusal of the Internally Illuminated sign;

Recommend Approval of all other items.

3 **2010/0734 Listed Building Consent**

Mr Garry Whicello – Chamberlain House, Chamberlain Street

Relocation of external railings and reinstatement of entrance gates

Recommend Approval

- 4 **2010/1002 Full Planning Permission**
Mr N Dando - 7 Sadler Street
Proposed change of use from offices to restaurant, internal alterations and installation of extractor flue
Recommend Approval
- 5 **2010/1003 Listed Building Consent**
Mr N Dando - 7 Sadler Street
Internal alterations as part of change of use from office to restaurant and installation of extractor fan
Recommend Approval
- 6 **2010/0996 Listed Building Consent**
Wells Cathedral School, Bursars Office - Polydor House, 3 The Liberty Works in association with the strengthening of roof and floor beams
Recommend Approval
- 7 **2010/0397 Householder Planning Permission**
Miss L Orgill – 86 Kings Castle Road
Retrospective consent for the erection of a fence to the side of the property and decking to the rear
No Objection to the decking.
Recommend Refusal of the fencing.
Reasons:
 i. **Obtrusive; interferes with enjoyment of neighbours' amenity**
 ii. **Inappropriate appearance**
Observations
 i. **It appears the fence contravenes a covenant on the property**
 ii. **Multi-Map print out supplied with application indicated the wrong site location**
- 8 **2010/0857 Householder Planning Permission**
Mr Elwell – 33 Bishopslea Close
Erection of conservatory to rear
Recommend Approval
- 9 **2010/0966 Advertisement Consent**
McCarthy & Stone Retirement Lifestyles Ltd –Montery Road Footbridge, Off Lovers' Walk, Wells
Application to display a temporary non-illuminated directional advertisement.
Recommend Refusal
Reasons:
 i. **Inappropriate appearance**
 ii. **Distracting to drivers**
 iii. **Has been in place for some time without permission**
 iv. **Permission would set an unwelcome precedent**
- 10/91P **PERMISSIONS DETERMINED BY MENDIP DISTRICT COUNCIL**
Noted.

10/92P **For consideration at Mendip District Council Planning Board meeting at Wells Blue School Thursday 3rd June 2010:**

1. **2009/1850**

Tincknell Fuels Ltd, Glastonbury, Wells

Demolition of store and 4,6,8,10 and 12 Glastonbury Road. Erection of a class A1 foodstore (2305 sq m floorspace net, 4305 sq m floorspace gross) and construction of an associated customer car park with 222 spaces, customer access from Strawberry Way and service yard access from Glastonbury Road, provision of landscaping and relevant works

7.2 **2009/1908**

EMI Sports and Social Club, Chamberlain Street, Wells

Demolition of club premises. Erection of a class A1 foodstore (1,393 Sq m floor space net, 2229 Sq m floorspace gross) and construction of a carpark deck on adjoining Whiting Way public car park with associated servicing access, landscaping and works (as amended by additional information and amended drawing received 22/02/2010)

7.3 **2010/0507 + 0511**

Former Clares Equipment Ltd, Parkwood Estate, Wells

Demolition of existing buildings. Erection of a class A1 foodstore (use class A1) (2,487 sq m floorspace net, 5,006 sq m floorspace gross) and construction of associated car parking and a petrol filling station, a city centre park and walk facility, a new vehicular access onto the A371 and other associated works. Residential development (use class C3).

NOTED.

Further correspondence received from applicants: noted

10/93P **BUILDINGS AT RISK REGISTER 2010 SURVEY**

After consideration it was proposed and agreed to submit:

- i. The Bishops Barn for addition to the list of Buildings at Risk
- ii. The Conduit Fountain in the Market Place for addition to the list of Heritage Structures at Risk

10/94P **ANY OTHER MATTERS OF REPORT**

- i. Councillors were concerned about unsightly "Best of Wells" banners on the footbridge over the relief road and the front of Ruggentino's restaurant, Sadler Street
- ii. The Mayor has been contacted by a local resident concerned about the state of St Andrew's stream behind the Marshall's Yard.

10/95P **DATE OF NEXT MEETING: Thursday 17th June 2010 at 6.00pm**

The meeting closed at 18.54pm