

**WELLS CITY COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE**  
**HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 15<sup>th</sup>**  
**DECEMBER 2011, 6.00PM.**

**PRESENT:** Cllrs: N Kennedy (Chairman); D Unwin (The Mayor); M Brandon;  
A Gibson; D Anderson.

**IN ATTENDANCE:** Town Clerk: Felicity White. Cllr G Wilson. 2 members of the public.  
Cllr J North for part of the meeting.

**11/216P APOLOGIES FOR ABSENCE**

Cllrs: S Davies (approved); J Mitchell; C Briton.

**11/217P DECLARATIONS OF INTERESTS**

Cllr Unwin (the Mayor) declared a personal interest as a District Councillor in any matter relating to Mendip District Council.

**11/218P 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 any planning application until they are in full possession of all relevant information both for and against.

**11/219P MINUTES OF THE MEETING HELD ON 30<sup>th</sup> November 2011** were approved and signed.

**MEETING OPEN TO THE PUBLIC**

Members of the public and Cllr Wilson spoke on planning application 20011/2621 Dolphins, Lovers Walk.

**11/220P PLANNING APPLICATIONS RECEIVED**

(The order on the agenda was varied so that application 2011/2621 was considered first.)

**1 2011/2586** – Householder Planning Permission  
Mrs K Smith – 6 Somerville Road, Wells BA5 2NW  
Erection of a single storey rear extension and insertion of side window replacing existing door/window

**RECOMMEND APPROVAL**

**2 2011/2621** – Full Planning Permission – 8 weeks  
Professor Peter Cooke – Dolphins, Lovers' Walk, Wells BA5 2QL  
Construction of a 2 storey residential dwelling (amendment to approved application 2010/0688)

**RECOMMEND REFUSAL**

**REASONS**

- i. **Over-development of the site**
- ii. **Over-massing: unacceptable increase of bulk and mass of the proposed building**
- iii. **Unacceptable impact in enjoyment of amenity at neighbouring properties due to overlooking; the 2010 Inspector's report set conditions "to safeguard amenities from overlooking and loss of privacy"; the proposal contravenes these conditions.**
- iv. **This application is not considered to be an amendment; it appears to be a totally new proposal.**

- 3**      **2011/2645** – Householder Planning Permission  
Mr John Lover – 90 Southover, Wells BA5 1UH  
Replacement of three casement windows with timber framed sliding sash windows  
**RECOMMEND APPROVAL**
- 4**      **2011/2829** – Full Planning Permission – 8 weeks  
Greenslade Taylor Hunt – 74 High Street, Wells BA5 2AJ  
Change of use from A1 retail to A2 financial and professional services  
**RECOMMEND APPROVAL**
- 11/221P**    **TREE WORKS**  
**1**      **2011/2936** – TREE – Conservation Area  
Diocese of Bath & Wells - The Old Deanery Garden, Wells BA5 2UG  
Proposed felling of a Bay tree in a Conservation Area  
**RECOMMEND APPROVAL**
- 11/222P**    **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL**  
**APPROVED:** Noted
- 11/223P**    **DELEGATED RESPONSIBILITIES**  
To delegate authority to the Town Clerk in consultation with the Chairman, to decide any urgent matters arising before the next meeting: **RESOLVED.**
- 11/224P**    **CAR PARKING**  
i. Correspondence from Carers UK received.  
ii. SCC Consultation: Draft Countywide Parking Strategy  
The meeting considered responses prepared and presented by Cllr Wilson (as agreed at Council meeting 01.12.12). The Town Clerk will submit a consultation response from the Council on the basis of the comments agreed upon.
- 11/225P**    **ALCOHOL RESTRICTION ZONE** Proposed extension  
In response to the recent community consultation, the Civic Society has asked Mendip District Council to include an area of Priory Road in the Alcohol-Restricted Zone. Information was received from the Police in support of this request. MDC is asking for written support from the City Council in order to progress the application. A vote was taken and the committee agreed to support the Police in this matter.  
**RECOMMENDED:**  
City Council should write to Mendip District Council requesting that the additional area suggested by the Civic Society be included in the Alcohol Restricted Zone Order application.
- 11/226P**    **ANY OTHER MATTERS OF REPORT**  
Councillors emphasised the importance of good informative signage to the city's car parks.
- 11/227P**    To note that the date of the next meeting will be **Thursday 5<sup>th</sup> January 2012, at 6:00pm**