

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 22nd
APRIL 2010, 6.00PM.

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

IN ATTENDANCE: Felicity White (Town Clerk)
2 members of the public
Representatives of Wm Morrisons Supermarkets plc

10/57P **APOLOGIES FOR ABSENCE**
Councillors: T Butt-Phillip; T Robbins

10/58P **PUBLIC PARTICIPATION.**
Representatives of Morrisons Supermarkets plc gave a presentation about applications 2010/0507 and /0511 and answered question from Councillors on the following:
Number of dwellings
Access from highway
Parking
Employment
Height of buildings
Glazing
Landscaping
Opening hours
Delivery times
Park and walk
Sustainability
Traffic lights
Water course

10/59P **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 Borastero declared a Personal and Prejudicial Interest in application 0507 and 0511 (storage unit backs onto the site) and left the room.

10/60P **DISTRICT COUNCIL MEMBERS**
Councillor Unwin declared a Personal and Prejudicial Interest as District Councillor in application 0507 and 0511 and left the room.

10/61P **PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**
2010/0507 – Full Planning Permission
Former Clares Equipment Ltd, Parkwood Estate, Wells.
Demolition of existing buildings. Erection of a class A1 foodstore & construction of associated car parking and petrol filling station. A city centre park and walk facility, a new vehicular access onto the A371 and other associated works.
Recommend Approval

2010/0511 – Outline Planning Permission
Former Clares Equipment Ltd, Parkwood Estate, Wells.
Demolition of existing buildings and development of a foodstore (class A1) with

customer parking and petrol filling station. A city centre park and walk facility, residential development (use Class C3) new access onto the A371 and other associated works.

Recommend Approval

Councillors Borastero and Unwin rejoined the meeting.

2010/0620 Householder Planning Permission

Mr S Michelmores, 1 North Grove, Wells, BA5 2TD

Removal & replacement of existing balcony.

Recommend Approval

2010/0529 Householder Planning Permission

Mr G Asquer 44 Bekynton Avenue, Wells , Somerset , BA5 3NG

Erect conservatory at rear

Recommend Approval

2010/0410 Householder Planning Permission

Mr & Mrs D Bridle Flat 3, 8 Chamberlain Street, Wells, Somerset, BA5 2PF

Erection of garden shed.

Recommend Approval

Comment: Please inform the City Council why it was necessary for this to be submitted as a Planning Application.

2009/2130 Householder Planning Permission

Mr P de Savary, 46 Ash Lane, Wells.

Two storey extension to rear (North) of property. (Additional plan 24/03/2010)
The meeting was suspended while a member of the public spoke about the application.

Meeting re-convened.

Recommend Refusal

Reasons:

- i. Over development of the site
- ii. Inappropriately large for the site
- iii. Proposal does not appear to vary from the previous application

Comment: No site plan provided

10/62P **CONSIDERATION TO PROPOSED WORKS TO TREES IN CONSERVATION AREA.**

2010/0663 TREE - Conservation Area

Provincial House (Sheffield) Ltd Watson Chambers, 5 - 15 Market Place, Sheffield, South Yorkshire, S1 2GH

St Cuthberts Churchyard, St Cuthberts Street, Wells, BA5 2AW.

Pollard 9 lime trees.

Decision to be left to the Tree Officer

10/63P **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL** were reported.

10/64P **NOTIFICATION OF PLANNING APPEAL** received

APP/Q3305/ A/10/2125282/NWF Re: 2009/0585 Tincknell Fuels Ltd, Glastonbury Road, Wells. Demolition of store and 4,6,8,10,and 12 Glastonbury Road. Erection of a class A1 foodstore (5072 sqm gross floor space) with car parking, servicing and associated development.

10/65P **ITEMS FOR URGENT REPORT**

- i. A letter was received from MDC Planning enforcement Officer regarding advertisement signs attached to Wells City entry signs.
- ii. The Town Clerk was asked to find out the scheduled route of the road sweeper.

10/66P **DATE OF NEXT MEETING**

Meeting on 6th May cancelled due to Parliamentary Elections.
The next scheduled meeting will be at 6pm on Thursday 20th May