

**WELLS CITY COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE**  
**HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON TUESDAY 6PM, 28TH**  
**JANUARY 2010.**

**PRESENT:** Cllr: N Kennedy – Chairman  
Cllrs: C Borastero (Mayor), T Butt-Phillip, T Robbins, S Robertson, D Unwin.

**IN ATTENDANCE:** Steve Luck – Proper Officer

**10/09P PUBLIC PARTICIPATION.**

There were none.

**10/10P APOLOGIES FOR ABSENCE**

Cllr D Anderson, J Parkes.

**10/11P 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).

**10/12P DISTRICT COUNCIL MEMBERS**

There were no further comments.

**10/13P PLANS RECEIVED FOR CONSIDERATION**

13.1 2009/2130 – Householder Planning Permission – Mr P de Savary, 46 Ash Lane, Wells.

Two storey extension to rear (North) of property.

**Approved**

13.2 2009/1985 – Householder Planning Permission - Symonds Forecourts Ltd, Bath Road Service Station, Bath Road, Wells.

Erection of petrol filling station incl sales building, forecourt, canopy, car wash & underground fuel tanks.

**Approved in principle, but concerns were expressed regarding canopy and layout of site.**

13.3 2009/2053 – Full Planning Permission – Mr T Corns, 1-14 Becket Place & 2 – 22 southover, Wells.

Replacement of existing windows & external doors.

**Approved**

13.4 2010/0052 – Full Planning Permission – Church Commissioners for England, The Bishops Palace, Wells.

Alterations to paving & steps with formation of ramp & handrail at entrance to the bishops Chapel with associated drainage.

**Opposed, due to concerns of the ‘handrail’ design and aesthetics.**

- 13.5 2010/0053 – Listed Building Consent - Church Commissioners for England, The Bishops Palace, Wells.  
Alterations to paving & steps with formation of ramp & handrail at entrance to the bishops Chapel with associated drainage.  
**Opposed, due to concerns of the 'handrail' design and aesthetics.**
- 13.6 2009/1948 – Full Planning Permission – Mr P Leigh, First Floor, 29a Broad Street, Wells.  
Change of use from office (B1) to Osteopathy Practice (D1)  
**Approved**
- 13.7 2010/0062 – Outline Planning Permission – Clares Merchandise, Clares Factory Site, East Somerset Way, Wells.  
Redevelopment of existing factory site to provide up to 125 residential units, sheltered housing, a hotel with public house/restaurant, and office (classB1) accommodation and improvements to existing access arrangements.  
**Approved, committee expressed wishes for provision of allotments.**
- 13.8 2009/2012 – Householder Planning Permission - Mr J D'Ovidio, 11 Foster Close, Wells.  
Repositioning of entrance door to side with canopy over, single storey extension to front & two storey extension to rear and demolition of garage.  
**Approved**
- 13.9 2009/2092 – Listed Building Consent – Mr Steven W Bursar, Laundry Gardens, Wells Cathedral School.  
Reduce wall on North Western elevation by 1 metre.  
**Deferment, leave decision to the conservation officer.**
- 13.10 2010/0036 – Advertisement Consent. - HSBC Bank plc, 1 Market Place, Wells.  
Erection of non illuminated ATM signage.  
**Approved**
- 13.11 2009/2118 – Variation Removal of Conditions - Mr & Mrs P Kingston, Beaumont House, New Street, Wells.  
Vary condition 2 of planning application 2009/1449 to allow the development to take place in 2 phases.  
**Approved**
- 13.12 2009/2100 – Full Planning Permission – Mr M Phelps, Palace Farm, Silver Street, Wells.  
Construction of two slurry tanks  
**Refused, impact of height on surrounding buildings.**
- 13.13 2009/2038 – Householder Planning Permission - Mr S Newport, 3 Teagle Close, Wells.  
Two storey side extension single storey rear extension and replacement of windows.  
**Refused, overdevelopment of site.**
- 13.14 2009/2075 – Listed Building – Mr & Mrs Loveday, 60 St Thomas Street, Wells, BA5 2UZ.  
Erection of timber fence & gates around garden, extension of existing roof to form porch to main entrance.  
**Approved**

- 13.15 2009/2076 – Householder Planning Permission – Mr S Morris, 58 Woodbury Avenue, Wells.  
Proposed side two storey extension, and single storey extensions to front and rear.  
**Refused, overdevelopment of site.**

**10/14P CONSIDERATION TO PROPOSED WORKS TO TREES IN CONSERVATION AREA.**

- 14.1 2010/0011 – J Deplae, St Thomas St, Wells.  
Proposed felling of two leylandii trees.  
**Approved.**

**10/15P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL**

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

**10/16P ITEMS FOR URGENT REPORT**

Concerns were raised on the cleaning of the grid and gullies near market st and lower High Street, and cllrs would like regular cleaning of these areas to take place.

The meeting closed at 7.25pm

The date of the next Planning & Environment meeting is **Thursday 11<sup>th</sup> February 2010, 6.00 p.m.**