

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 2<sup>nd</sup> JULY 2009**

**PRESENT:** Cllr N Kennedy (Chairman)  
Cllrs D Anderson, J Parkes , T Robbins and D Unwin

**IN ATTENDANCE:** Town Clerk's Assistant

**09/045P APOLOGIES FOR ABSENCE**

The apologies tendered by Cllrs C Borastero and S Robertson were noted. Cllr T Butt Philip did not attend.

**09/046P DECLARATIONS OF INTEREST**

Cllrs D Anderson and J Parkes declared a personal and prejudicial interest in Item 9 and left the room. The position of District Councillors was reserved as set out on the agenda.

**09/047P PLANS RECEIVED FOR CONSIDERATION**

(See attached list)

**09/048P PERMISSIONS AND REFUSALS**

(See attached list)

<b>Item 1</b>	<b>Householder Planning Permission 2009/0758 DEL</b>
<b>ADDRESS:</b>	96 Wookey Hole Road
<b>PROPOSAL:</b>	Erection of detached granny annexe building
<b>APPLICANT:</b>	Mr T P Westmacott
<b>RECOMMENDATION:</b>	<b>APPROVAL</b>
<b>Item 2</b>	<b>Householder Planning Permission 2009/0702 DEL</b>
<b>ADDRESS:</b>	29 Ash Lane
<b>PROPOSAL:</b>	Single storey rear and side extensions, extension of catslide roof to front over porch, roof and window alterations, rear dormer window and formation of raised terrace, alteration to vehicular access
<b>APPLICANT:</b>	Mr R Wynn-Jones
<b>RECOMMENDATION:</b>	<b>APPROVAL Majority decision.</b>
<b>Item 3</b>	<b>Tree – TPO Works 2009/0843 DEL</b>
<b>ADDRESS:</b>	Street trees on the sides of Priory Road
<b>PROPOSAL:</b>	Proposed pruning of 33 Lime trees subject to Tree Preservation Order M1203 – remove basal and trunk epicormic growth to a height of 6 metres. T1 – T4 Crown lift to give 1Metre clearance over built structures
<b>APPLICANT:</b>	Mr S Scriven, SCC
<b>RECOMMENDATION:</b>	<b>NO OBJECTION</b> subject to tree officer's recommendation and possible monitoring of the work in progress.

<p><b>Item 4</b></p> <p><b>ADDRESS:</b></p> <p><b>PROPOSAL:</b></p> <p><b>APPLICANT:</b></p> <p><b>RECOMMENDATION:</b></p>	<p><b>Listed Building Consent 2009/0772 DEL</b></p> <p>Stable Yard Buildings, Wells Cathedral School</p> <p>Replace the existing asbestos slates on the northern slope with new Spanish slates to match those of the new laundry gardened classroom building. Form an opening between the new building and the existing library building</p> <p>Wells Cathedral School</p> <p><b>APPROVAL</b></p>
<p><b>Item 5</b></p> <p><b>ADDRESS:</b></p> <p><b>PROPOSAL:</b></p> <p><b>APPLICANT:</b></p> <p><b>RECOMMENDATION:</b></p>	<p><b>Tree – Conservation Area 2009/0904 DEL</b></p> <p>Cathedral School</p> <p>Proposed felling + works to trees in a Conservation area</p> <p>Mr Bryn Andrews</p> <p><b>NO OBJECTION</b> subject to tree officer's recommendation and possible replacement of suitable trees on site</p>
<p><b>Item 6</b></p> <p><b>ADDRESS:</b></p> <p><b>PROPOSAL:</b></p> <p><b>APPLICANT:</b></p> <p><b>RECOMMENDATION:</b></p>	<p><b>Tree – TPO works 2009/0955 DEL</b></p> <p>The Sports Field, Cathedral School</p> <p>Proposed felling of four trees [Numbers: 71, 113, 159, 160] and works to two trees [Numbers 131, 177] subject to Tree Preservation Order M1086</p> <p>Mr Bryn Andrews</p> <p><b>NO OBJECTION</b> subject to tree officer's recommendation and possible replacement of suitable trees on site</p>
<p><b>Item 7</b></p> <p><b>ADDRESS:</b></p> <p><b>PROPOSAL:</b></p> <p><b>APPLICANT:</b></p> <p><b>RECOMMENDATION:</b></p>	<p><b>Householder Planning Permission 2009/0827 DEL</b></p> <p>12 Lewmond Avenue</p> <p>Two storey side extension with single storey addition to rear</p> <p>Mr H King</p> <p><b>APPROVAL</b></p>
<p><b>Item 8</b></p> <p><b>ADDRESS:</b></p> <p><b>PROPOSAL:</b></p> <p><b>APPLICANT:</b></p> <p><b>RECOMMENDATION:</b></p>	<p><b>Listed Building Consent 2009/0836 DEL</b></p> <p>Flat at 60 St Thomas Street</p> <p>Proposed internal and external alterations</p> <p>Mr and Mrs S Loveday</p> <p><b>APPROVAL</b></p>
<p><b>Item 9</b></p> <p><b>ADDRESS:</b></p> <p><b>PROPOSAL:</b></p> <p><b>APPLICANT:</b></p> <p><b>RECOMMENDATION:</b></p>	<p><b>Full Planning Permission 2009/0855 DEL</b></p> <p>1 Stoberry Crescent</p> <p>Erection of dormer bungalow with integral garage</p> <p>Mr J D'Ovidio</p> <p><b>REFUSAL. Overdevelopment of the site. Poor access to the proposed new building.</b></p> <p><b>Cllrs D Anderson and J Parkes declared a personal and prejudicial interest and left the room.</b></p>
<p><b>Item 10</b></p> <p><b>ADDRESS:</b></p> <p><b>PROPOSAL:</b></p> <p><b>APPLICANT:</b></p> <p><b>RECOMMENDATION:</b></p>	<p><b>Tree – Conservation Area 2009/0958 DEL</b></p> <p>Carmelite House, Chamberlain Street</p> <p>Proposed felling of trees in a conservation area</p> <p>Mr R Exley</p> <p><b>NO OBJECTION</b> subject to tree officer's recommendation</p>

<b>Item 11</b>	<b>Listed Building Consent 2009/0648 DEL</b>
<b>ADDRESS:</b>	The Bishop's Palace, Market Place
<b>PROPOSAL:</b>	Erection of shop/café/kitchen, extension and alteration to Jocelyn range to install lift, access and disabled WC, erection of horticultural and storage buildings, conversion of stable yard buildings for new visitor and staff facilities, laying out of new access links and viewing platforms, replacement floor to undercroft of Jocelyn range, change of use of land to public amenity space. Demolish stone enclosure abutting North curtain wall West of gatehouse. (Additional information received 19/06/09)
<b>APPLICANT:</b>	The Palace Trust & Church Commissioners
<b>RECOMMENDATION:</b>	<b>APPROVAL</b>
<b>Item 12</b>	<b>Full Planning Permission – 13 weeks 2009/0817 DEL</b>
<b>ADDRESS:</b>	The Bishop's Palace, Market Place
<b>PROPOSAL:</b>	Erection of shop/café/kitchen, extension and alteration to Jocelyn range to install lift, access and disabled WC, erection of horticultural and storage buildings, conversion of stable yard buildings for new visitor and staff facilities, laying out of new access links and viewing platforms, replacement floor to undercroft of Jocelyn range, change of use of land to public amenity space. Demolish stone enclosure abutting North curtain wall West of gatehouse. (Additional information received 19/06/09)
<b>APPLICANT:</b>	The Palace Trust and Church Commissioners
<b>RECOMMENDATION:</b>	<b>APPROVAL</b>

**PERMISSIONS AND REFUSALS:**

**Permissions:**

<b>St Andrews Ward, Priory</b>	Single storey extension, alterations to windows, erect
<b>Health Park</b>	3.1m high boundary fence
<b>50 Bath Road</b>	Erection of single storey rear extension

**TPO Refusals:**

<b>2, The Liberty</b>	Works to 2 trees in a Conservation Area
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**Enforcement Notice Withdrawn**

**7 Market Street**

**Appeal Decision:**

<b>7 Market Street</b>	Appeal granted
<b>Junction of East Somerset Way and Rowdens Road</b>	Appeal granted