

**WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON WEDNESDAY 28th
JULY 2010, 6.00PM.**

PRESENT: Cllrs: T Robbins (The Mayor); J Parkes; D Anderson; C Borastero;
T Butt-Philip

IN ATTENDANCE: Felicity White (Town Clerk)
No members of the public were present.

10/119P ELECTION OF CHAIRMAN

Cllr Parkes was nominated and elected Chairman for the meeting.

APOLOGIES FOR ABSENCE:

Councillors: N Kennedy (Chairman); D Unwin; S Robertson.

10/120P DECLARATIONS OF INTERESTS

i. Applications 1432 and 1433:

Cllr Butt-Philip declared a Personal and Prejudicial Interest as family member.

The Mayor declared a Personal interest as close associate of Cllr Butt-Philip.

ii. Application 1249:

All Councillors declared a Personal Interest as members of the City Council, landlord of the property.

Cllr Borastero declared a Personal Interest as owner occupier of a neighbouring premises.

10/121P DISTRICT COUNCIL MEMBERS

None present.

10/122P MINUTES OF THE MEETING HELD ON 14th JULY 2010 were proposed, accepted and signed.

10/123P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 (Councillor Butt-Philip left the room.)

2009/1432 – Full Planning Permission – 8 weeks

Dr A Butt Philip & Ms C Baron – The Old Vicarage, St Thomas Street

Conversion to form three dwellings (net gain of two dwellings) and installation of solar collectors to roof

RECOMMEND APPROVAL

2 **2009/1433** – Listed Building Consent

Dr A Butt Philip & Ms C Baron – The Old Vicarage, St Thomas Street

Internal works to form three dwellings (net gain of two dwellings) and installation of solar collectors to roof

RECOMMEND APPROVAL (Councillor Butt-Philip rejoined the meeting.)

3 **2010/1249** – Change of Use

Mr R Thomas – 1 Priory Road

Change of use from retail shop (Use Class A1) to a chartered surveyor and estate agency office

RECOMMEND APPROVAL

4 **2010/1297** – Full Planning Permission – 8 weeks

Mr Ron Brook – 13 Jocelyn Drive

Proposed 2 bedroom house adjacent to 2 Bignal Rand Drive and double garage for 13 Jocelyn Drive

RECOMMEND APPROVAL

- 5 **2010/1201** – Outline Planning Permission (some reserved matters)
Mr A Hillier – Land between 24 and 28 Milton Lane
Outline application for the erection of a new dwelling (access, appearance,
landscaping & scale reserved for subsequent approval)
RECOMMEND APPROVAL
- 6 **2010/1359** – Advertisement Consent
Fat Face – 31 High Street
Erection of signage including fascia sign and hanging sign
RECOMMEND APPROVAL
- 7 **2010/1363** – Listed Building Consent
Fat Face – 31 High Street
Listed Building consent – new fascia and projecting sign. AC units positioned in rear
courtyard
RECOMMEND APPROVAL
- 8 **2010/1323** – Householder Planning Permission
Mr Henry King – 12 Lewmond Avenue
Proposed two storey side extension and rear single storey extension
RECOMMEND APPROVAL
- 9 **2010/1528** – Full Planning Permission – 8 weeks
Flourish Homes Ltd – 23 Nightingale Close
Change of use of first floor flat to office
RECOMMEND APPROVAL
- 10 **2010/1499** – Householder Planning Permission
Mrs Read – Mews Cottage, 1 Penn Place
Erection of a conservatory to the rear elevation
RECOMMEND APPROVAL
- 11 **2010/1549** – Full Planning Permission – 8 weeks
Mr and Mrs J Leney – Crofters Tea Rooms, 3 Market Place
Change of use of ground floor from Class A (Shops) to Class A3 (restaurant) to
provide an enlarged seating area for the existing first floor restaurant. Construction of
a replacement lean-to extension and replace two windows on the side (west) elevation
RECOMMEND APPROVAL
- 12 **2010/1550** – Listed Building Consent
Mr and Mrs J Leney – Crofters Tea Rooms, 3 Market Place
Construction of a replacement lean-to and replace two windows on the side (west)
elevation and remove internal shop partitions in association with the change of use of
the ground floor from a shop to a restaurant
RECOMMEND APPROVAL
- 13 **2010/1399** – Householder Planning Permission
Mr and Mrs Simon Loveday – 60 St Thomas Street
Erection of a two storey extension to the rear of existing building with a single storey
fully glazed extension element
RECOMMEND APPROVAL
- 14 **2010/1565** – Full Planning Permission
Mrs M Wintersgill – Creative Carpets, 84 High Street
Proposed change of use from A1 to A3
RECOMMEND APPROVAL

- 15** **2010/1580** – Full Planning Permission – 8 weeks
Mr Robert Tincknell – Former Cathedral View Nursing Home, Wookey Hole Road
Proposed conversion of a single storey wing of the former nursing home to create 5 new dwellings including external garden space and associated parking areas.
RECOMMEND APPROVAL
- 16** **2010/1260** – Full Planning Permission – 8 weeks
Mr M Brenton – The Old Pump House, Rowdens Road
Conversion of existing offices to form a holiday let.
RECOMMEND APPROVAL
- 17** **2010/1415** – Outline Planning Permission (some matters reserved)
Mr M Mackenzie – 6 Reservoir Lane
Outline application for the erection of a dwelling (all matters reserved for subsequent approval save for means of access)
RECOMMEND APPROVAL

CONSIDERATION OF PROPOSED WORKS TO TREES IN A CONSERVATION AREA

- 18** **2010/1639 – TREE** – Conservation Area
Mark Parsons, Tree Surgery Ltd – 43 St Thomas Street
Proposed felling of and works to trees in a conservation area.
RECOMMEND APPROVAL
- 10/124P** **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL**
Noted.
- 10/125P** **DELEGATED AUTHORITY**
It was proposed and agreed to delegate the powers of the Committee to the Town Clerk during the month of August and until the next meeting of the Committee in September 2010: the Town Clerk may, in consultation with the Chairman of the Planning and Environment Committee or in his absence with Cllr J Parkes, make recommendations to the Development Control Authorities on Planning Consultations and decide such other urgent matters as may arise.
- 10/126P** The next meeting will be at 6pm on **Thursday 9th September 2010**