

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 19th
JANUARY 2012, 6.00PM.

PRESENT: Cllrs: N Kennedy (Chairman); D Unwin (The Mayor); D Anderson;
M Brandon; C Briton; A Gibson; J Mitchell.

IN ATTENDANCE: Town Clerk: Felicity White. 6 members of the public.

12/12P APOLOGIES FOR ABSENCE Cllr: S Davies (approved).

12/13P DECLARATIONS OF INTERESTS

Cllr Briton declared a personal and prejudicial interest as friend of the applicant, in applications 2011/3240 and 2011/3192.

Cllr Brandon declared a personal interest as church member in application 2011/0060.

12/14P 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.

12/15P MINUTES OF THE MEETING HELD ON 5th December 2012 were approved and signed.

12/16P MEETING OPEN TO THE PUBLIC

The meeting agreed to vary the order on the agenda and to allow the public to speak to specific applications as they arose.

12/17P PLANNING APPLICATIONS RECEIVED

1. 2011/3119 – Listed Building Consent

Mr Brian Roberts-Wray – **9 St Thomas Street, Wells BA5 2UU**

Erection of a mural to gable end of building to celebrate the Queen's diamond Jubilee
Members of the public spoke, explaining the background to this community project; some concerns were expressed. The Mayor and councillors commended the project as a good piece of community work.

After consideration of the planning matters a vote was taken on the proposal to recommend approval subject to the opinion of the Conservation Officer:

5 in favour, 1 against, 1 abstention.

RECOMMEND APPROVAL subject to the opinion of the Conservation Officer.

2. 2011/3117 – Full Planning Permission – 8 weeks

Tucker Street Ltd - **1 Tucker Street, Wells BA5 2DZ**

Proposed redevelopment and change of use of Former Public House/residential and associated buildings into 6 dwellings

A representative of the applicant spoke to provide information about the application.

Decision: RECOMMEND APPROVAL

3. 2011/3113 – Listed Building Consent

Wells Cathedral School – **5 Ritchie Hall, The Liberty, Wells BA5 2SS**

Internal and external alterations including re-covering of slate and clay pantiled roofs, structural repairs, incorporation of thermal insulation, removal of roof lights, replacement rainwater goods, alterations and removal of internal partitions, formation of new door opening into lobby and removal of platform from west end of hall.

RECOMMEND APPROVAL

4. **2011/3192** – Listed Building Consent
Mr Paul James – **18 Chamberlain Street, Wells BA5 2PF**
Conversion of outbuilding to dining room with study over, formation of internal opening between outbuilding and dwelling. Insertion of two roof lights to south west and one to north west elevation and sash windows to ground floor front elevation to be removed and set back from face of wall.
(Cllr Briton left the room)
RECOMMEND APPROVAL (Cllr Briton returned)
5. **2011/2964** – Listed Building Consent
Bishops Palace Trust (on behalf of the Church Commissioners) – **The Bishop's Palace, Wells BA5 2PD**
Removal of all existing signage from the Bishop's Eye and Palace Gatehouse, making good, and erection of three new signs on the Bishop's Eye and two signs on the Palace Gatehouse
Request interpretation at next meeting – 2nd February
6. **2011/2968** – Advertisement Consent
Bishops Palace Trust (on behalf of the Church Commissioners) – **The Bishop's Palace, Wells BA5 2PD**
Erection of signs at nine locations on the approach to and perimeter of the Bishop's Palace in Wells, including replacement signage on the Bishop's Eye and Palace Gatehouse
Request interpretation at next meeting – 2nd February
7. **2011/3182** – Advertisement Consent
Mr Tim Foster – **22 High Street, Wells BA5 2SG**
Removal of existing signage and installation of a new fascia and hanging sign
RECOMMEND APPROVAL
8. **2011/3183** – Listed Building Consent
Mr Tim Foster – **22 High Street, Wells BA5 2SG**
This listed building application is for the installation of new signage to replace the existing, the redecoration of the existing shopfront and slight repair work where required, and the internal fit out of the retail unit
RECOMMEND APPROVAL
9. **2011/3239** – Householder Planning Permission
Elaine Hutchinson – **7 Welsford Close, Wells BA5 2JE**
Proposed single storey extension and proposed extension to roof to provide further accommodation and proposed erection of detached garage
RECOMMEND APPROVAL
10. **2011/3240** – Householder Planning Permission
Ms Catriona Eagle – **18 Bedford Road, Wells BA5 3NH**
Single storey and two storey extensions to the side elevation and single storey lean-to extension to the rear
(Cllr Briton left the room)
RECOMMEND APPROVAL (Cllr Briton returned)
11. **2011/3188** – Householder Planning Permission
Mrs Veronica Elks – **22A St Thomas Street, Wells BA5 2UX**
Demolition of WC and erection of a single storey lean to extension to rear of existing dwelling
RECOMMEND APPROVAL

- 12. 2011/3204** – Full Planning Permission – 8 weeks
Mr Peter Knell, Bursar's Office – **The Sports Hall, Wells Cathedral School, Wells**
Provision of solar photovoltaic power plant on the Sports Hall roof
Councillors had concerns regarding the visual impact from the surrounding countryside.
After discussion a vote was taken: 3 in favour, 1 against, 3 abstained.
RECOMMEND APPROVAL
- 12/18P TREE WORKS**
- 1 2011/3294** – TREE Conservation Area
Mrs Jane Cummings – **8 Davis Terrace, Wells BA5 2DX**
Proposed felling and replanting of a tree in a Conservation Area
RECOMMEND APPROVAL
- 2 2011/3264** – TREE Conservation Area
Mendip District Council – **Wells Recreation Ground, Silver Street, Wells**
Proposed pruning of 9 Lime trees and proposed felling and replacement of three Holly trees in a Conservation Area
RECOMMEND APPROVAL
- 3 2011/3296** – TREE TPO works
Mendip District Council – **Wells Recreation Ground, Wells BA5 1UN**
Proposed pruning of trees subject to TPO M1079
RECOMMEND APPROVAL
- 4 2012/0060** – TREE – Conservation Area
Diocese of Bath & Wells – **St Cuthberts Church Closed Churchyard, St Cuthberts Street, Wells**
Proposed works to trees in a Conservation Area, including:- pruning of thirteen trees and felling of and replacement planting of five trees
RECOMMEND APPROVAL
- 12/19P PERMISSIONS DETERMINED BY MENDIP DISTRICT COUNCIL**
Noted.
- 12/20P PLANNING APPEALS:**
- 1 2011/0752** – **1 Stoberry Crescent, Wells BA5 2TG**
Noted.
- 12/21P 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.
- 12/22P ANY OTHER MATTERS OF REPORT**
- i. The Mayor reported concerns regarding 46 Ash Lane and the stores in Bath Road.
 - ii. Cllr Briton draw members attention to a forthcoming Community Planning training event at Somerton 10am – 1pm 1st March.
- 12/23P** To note that the date of the next meeting will be **Thursday 2nd February 2012, at 6:00pm**