

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 16th
FEBRUARY 2012, 6.00PM.

PRESENT: Cllrs: D Anderson; M Brandon; A Gibson; J Mitchell.

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

12/37P APOLOGIES FOR ABSENCE Cllr: S Davies (approved). D Unwin (The Mayor); N Kennedy (Chairman); C Briton.

12/38P DECLARATIONS OF INTERESTS None.

12/39P 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.

12/40P MINUTES OF THE MEETING HELD ON 2nd February 2012 were approved and signed.

12/41P MEETING OPEN TO THE PUBLIC

It was agreed to suspend the meeting later to allow members of the public to speak to specific items.

12/42P PLANNING APPLICATIONS RECEIVED

1. 2011/1723 – Full Planning Permission – 8 weeks

Messrs Nigel Ross & Andrew Jaye – 9 Market Place, Wells BA5 2RH
Change of use from A2 to A1 and Residential use

RECOMMEND REFUSAL

Reason: Inappropriate in the commercial setting

2. 2012/0201 – Listed Building Consent

Mr R Powell – **26 Chamberlain Street, Wells BA5 2PF**

Insertion of steelwork to support defective roof truss in main roof void

RECOMMEND APPROVAL Subject to the opinion of the Conservation Officer.

3. 2012/0193 – Householder Planning Permission

Mrs Nigel Blackman – **8 Dodd Avenue, Wells BA5 3JU**

Replacement of existing monopitch conservatory roof with new hipped, tiled roof in same plane as existing single storey extension roof

RECOMMEND APPROVAL

4. 2012/0229 – Full Planning Permission – 8 weeks

Mr M Brenton - **25 Wheeler Grove, Wells BA5 2GB**

Erection of dwelling with new access

RECOMMEND APPROVAL

5. **2012/0231** – Application For Approval Of Details Reserved By Condition
Discovery Properties Ltd & Waitrose Ltd – **EMI Sports and Social Club, Chamberlain Street, Wells**
Approval of details reserved by condition 2 on planning permission 2009/1908 (scheme for a replacement community facility associated with the development of a food store on the EMI Club site)
(The meeting was suspended to allow members of the public to speak.
Meeting re-convened.)
RECOMMEND APPROVAL subject to the following condition:
It is recommended that any smoking and / or outdoor recreational area be allocated to the area adjoining the north side of the building; these activities should not be permitted to encroach on the frontage between the building and Priory Road.
Reason: In the interests of neighbourhood enjoyment of amenity and of noise abatement.
- 12/43P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL**
Noted.
Appeal hearing on application 2010/2454 land at Ash Close, scheduled for 14th February has been postponed.
- 12/44P PLANNING AMENDMENT**
2011/3291 – Full Planning Permission – 8 weeks
68 + 70 High Street, Wells BA5 2AL
Erection of buildings and extensions to existing shop unit to create 4 dwellings, garage and parking.
Noted.
- 12/45P PRIORY ROAD**
To consider a request from a resident to support application to SCC Highways for double yellow lines.
(Meeting suspended while public spoke, then reconvened.)
It was agreed that future developments in Priory Road could cause safety issues due to increased parking; however, there was concern that residents might not all welcome double yellow lines. The proposers were recommended to make a drawn plan of exactly what they are suggesting and collect evidence of support from other residents; then enter into further consultations with Police and SCC Highways, before returning to the Committee to put the matter before the City Council.
- 12/46P 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.
- 12/47P ANY OTHER MATTERS OF REPORT**
i. Mendip District Council has agreed to inspect the trees in the Market Place and carry out any necessary work.
- 12/48P** The next meeting will be on **Thursday 1st March 2012, at 6:00pm**