

**WELLS CITY COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE**  
**HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 1<sup>ST</sup>**  
**MARCH 2012, 6.00PM.**

**PRESENT:** Cllrs: N Kennedy (Chairman); D Unwin (The Mayor); C Briton; D Anderson;  
A Gibson.

**IN ATTENDANCE:** Town Clerk: F White.

**12/49P APOLOGIES FOR ABSENCE**

J Mitchell.

**12/50P DECLARATIONS OF INTERESTS**

Cllr Unwin (The Mayor) declared a personal and non-prejudicial interest as friend of the applicants in applications 2012/0331,/0374,/2616 and /0367.

Cllr Kennedy (Chairman) declared a personal and non-prejudicial interest as close associate of the applicant in applications 2012/0399 and 0400.

**12/51P 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.

**12/52P MINUTES OF THE MEETING HELD ON 16<sup>th</sup> February 2012** were approved and signed.

**12/53P MEETING OPEN TO THE PUBLIC**

None present.

**12/54P PLANNING APPLICATIONS RECEIVED**

**1** **2012/0331** – Variation removal of condition

Mr Christopher Chapman, Wells Cottage Hospital, Bath Road, Wells, BA5 3XL

Removal of condition 10 (off-site play space contribution) of planning permission 2010/1891

**RECOMMEND REFUSAL**

**2** **2012/0374** – Householder Planning Permission

Mr & Mrs Adrian & Mary l'Anson, **64 Southover, Wells, Somerset, BA5 1UH.**

Demolition of rear extension and construction of new single storey rear extension, alterations to first floor rear windows and internal alteration.

**RECOMMEND APPROVAL**

**3** 2011/2616 - Full Planning Permission - 8 weeks

R Tincknell & Son Ltd , **Cathedral View Offices, Wookey Hole Road, Wells, Somerset BA5 2BT**

Relocation of existing heat pumps and provision of new acoustic enclosure around them resulting in the loss of one parking space.

**RECOMMEND APPROVAL**

**4** 2012/0399 - Application For Approval Of Details Reserved By Condition

Mr R Gannicott, **5 New Street, Wells, Somerset BA5 2LA**

Application for the approval of details reserved by conditions 3 (lantern light), 4 (railings),

5 (door canopies) of planning permission 2011/3022.

**RECOMMEND APPROVAL**

- 5** 2012/0400 - Application For Approval Of Details Reserved By Condition  
Mr R Gannicott, **5 New Street, Wells, Somerset BA5 2LA**  
Application for the approval of details reserved by conditions 3 (lantern light), 4 (railings),  
5 (door canopies), 6 (window and door joinery), 7 (staircase joinery), 8 (roof lights) and 9  
(rainwater goods) of Listed Building Consent 2011/3023.  
**RECOMMEND APPROVAL**
- 12/55P** **TREES:**  
**1** **2012/0273** – TREE – TPO works  
Mr S Scriven – **College Road, Wells BA5 2TB**  
Proposed felling of Beech tree T2 (opposite 28 College Road, Wells) and works to four  
trees on grass verges (opposite 12 to 30 College Road, Wells) subject to Tree  
Preservation Order M1085  
**RECOMMEND APPROVAL**
- 2** **2012/0290** – TREE – Conservation Area  
Mr G Baker Hytch – **Canolemas Cottage, 44 St Thomas Street, Wells BA5 2UZ**  
Proposed felling of Leyland Cypress trees in a Conservation Area  
**RECOMMEND APPROVAL**
- 3** **2012/0367** – TREE – Conservation Area  
Mr Adrian l'Anson – **Plum Tree Cottage, 64, Southover, Wells BA5 1UH**  
Proposed removal of a Sycamore tree in a Conservation Area (replace with appropriate  
species)  
**RECOMMEND APPROVAL**
- 12/56P** **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL**  
Noted.
- 12/59P** **PLANNING WITHDRAWN** – noted.  
**1** **2011/1289**  
The Old Guard House, Guard House Lane, Wells BA5 1SL – Convert unused Guard  
House into new open plan office and 3 flats
- 12/60P** **TITLE HEADING** – noted.  
The Rib, 3 St Andrew Street, Wells  
Amended description
- 12/61P** **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.
- 12/62P** **ANY OTHER MATTERS OF REPORT**  
i. Agreed to write to MDC Planning Officer in support of District Councillor's  
concerns regarding deliveries to Budgens store and garage, Bath Rd, outside  
hours permitted in original planning conditions and light pollution from canopy;  
causing distress to residents of Manning Close.
- 12/63P** The next meeting will be **at 6:00pm on Thursday 15th March 2012.**