

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
APRIL 2012, 6.00PM.

PRESENT: Cllrs: N Kennedy (Chairman); D Unwin (the Mayor);
D Anderson (Vice-Chairman); M Brandon.

IN ATTENDANCE: Town Clerk: Felicity White.

12/98P APOLOGIES FOR ABSENCE

A Gibson; C Briton.

12/99P DECLARATIONS OF INTERESTS

None.

See also 12/103P6.

12/100P 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.

12/101P MINUTES OF THE MEETING HELD ON 5th April 2012 were approved and signed.

12/102P MEETING OPEN TO THE PUBLIC

None present.

12/103P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1 **2012/0618** – Full Planning Permission – 8 weeks
Mr James Boyce - **8 Paray Drive, Wells, Somerset BA5 3HW**
Proposed two storey front elevation and addition of porch to front elevation
RECOMMEND APPROVAL
- 2 **2012/0681** – Full Planning Permission – 8 weeks
The Blue School – **The Blue School, Milton Lane, Wells BA5 2NR**
Store/Maintenance Building
RECOMMEND APPROVAL
- 3 **2012/0597** – Advertisement Consent
Mr W Leavens – **The Blue School, Milton Lane, Wells BA5 2NR**
Application for consent to display 5 pole mounted free standing signs
RECOMMEND APPROVAL
- 4 **2012/0712** – Full Planning Permission – 8 weeks
Mr Martineau – **14 Broad Street, Wells BA5 2DN**
Change of use from office to 2 no flats at 1st and 2nd floor levels
RECOMMEND APPROVAL
- 5 **2012/0711** – Listed Building Consent
Mr Martineau - **14 Broad Street, Wells BA5 2DN**
New partition and doors, upgrading floors, 4 no extract terminals, revision to drainage, lining stair soffit, new sanitary ware

RECOMMEND APPROVAL

- 6 **2012/0722** – Listed Building Consent
City of Wells Almshouses - **City of Wells Almshouses, Chamberlain Street, Wells BA5 2QD**
Temporary removal of cracked and dangerous sections of stone wall followed by rebuilding.
Cllrs Kennedy and Unwin declared personal non-prejudicial interests in application 2012/0722 as members of the Almshouses Board of Trustees.
RECOMMEND APPROVAL
- 7 **2012/0700** – Outline Planning Permission (some matters reserved)
Thales Properties Limited – **Thales, Wookey Hole Road, Wells BA5 1AA**
Outline application for residential development (indicative layout of 188 units), including means of access
Deferred to the next meeting on 3rd May.
- 12/104P **TREES**
1 **2012/0730** – TREE – Conservation Area
Mrs C Glass – **Islington Farm, Silver Street, Wells BA5 1US**
Proposed pruning of a Yew tree in a Conservation Area
RECOMMEND APPROVAL
- 12/105P **PERMISSIONS DETERMINED BY MENDIP DISTRICT COUNCIL** noted.
- 12/106P **TREES – APPROVAL** noted.
- 12/107P **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.
- 1 **To report response made under delegated responsibilities:**
2012/0569 – Full Planning Permission – 8 weeks
Mr Robert Salt – The Blue School, Milton Lane, Wells
Erection of a single storey classroom block to provide 8 new classrooms with associated staff room, cleaner's store and boiler room.
RECOMMEND APPROVAL but please take note of the comments of the Civic Society.
Noted.
- 12/108P **ANY OTHER MATTERS OF REPORT**
i. The Mayor reported no apparent change regarding flouting of conditions at Budgens, Bath Road; it was agreed to write to the Enforcement Officer again.
- 12/109P To note that the date of the next meeting will be **Thursday 3rd May 2012, at 6:00pm**