

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 17th MAY
2012, 6.00PM.

PRESENT: Cllrs: N Kennedy (Chairman); M Brandon;
D Anderson (Vice-Chairman); A Gibson; C Briton.

IN ATTENDANCE: Town Clerk: Felicity White.
2 members of Wells Civic Society
2 representatives from Thales Properties UK

12/121P APOLOGIES FOR ABSENCE
Cllrs: D Unwin (the Mayor); J Mitchell.

12/122P DECLARATIONS OF INTERESTS
None.

12/123P 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.

12/124P MINUTES OF THE MEETING HELD ON 3rd May 2012 were approved and signed.

12/125P MEETING OPEN TO THE PUBLIC
Members of the public were invited to join the discussion during consideration of application 2012/0700.

12/126P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION
1 **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.

The Chairman emphasised that the site is outside the City boundary - the City Council is being consulted courtesy of Mendip District Council, and the application is for Outline permission only.

PRESENTATION

A representative of the applicant spoke and answered questions.

After discussion the following decision was proposed, a vote was taken and the motion was carried by the majority, Cllr Briton voted against.

RECOMMEND APPROVAL SUBJECT TO CONDITIONS:

- i. **The number of dwellings should never be allowed to exceed the current proposal.**
- ii. **The applicant's "Adoptable Guiding Principles" be adopted in full and adhered to.**

2 **2012/0920** – Full Planning Permission – 8 weeks
Mr Andy Rowling – **Fairhaven, Silver Street, Wells BA5 1UN**
Widening of existing pedestrian and vehicular bridge
RECOMMEND APPROVAL

3 **2012/0932** – Householder Planning Permission
Mr N Haskins – **31 Hooper Avenue, Wells BA5 3NA**

Demolition of existing garage and erection of two storey side extension with integral garage and single storey extension to rear

RECOMMEND APPROVAL

- 4 **2012/0857** – Listed Building Consent
Mr and Mrs Andrew Faulkner – **16 Tucker Street, Wells BA5 2DZ**
Add new en-suite bathroom and conservation rooflight, paint external elevations
RECOMMEND APPROVAL

- 5 **2012/1050** – Non-Material Amendment
Tesco Supermarket, Tucker Street, Wells BA5 2DZ
Non-material amendment to planning permission 101941/024 for relocating the cage marshalling area from behind the approved extension to within the approved extension with a consequential enlargement of the extension by 68 square metres and in addition of a condition requiring the development to be carried out in accordance with the approved drawings.
RECOMMEND APPROVAL

- 6 **2012/1059** – TREE – Conservation Area
Mr Ian M Chedgy, Arborista Ltd – **34 South Street, Wells BA5 1SL**
Proposed pruning of a Magnolia tree in a Conservation Area
RECOMMEND APPROVAL

- 7 **2012/0824** – Outline Planning Permission (some matters reserved)
Mr and Mrs R Walker - **Park House, 3 Lovers Walk, Wells BA5 2QL**
Erection of dwelling and creation of new access
RECOMMEND APPROVAL
The proposal was put to the vote and carried by the majority, Cllr Briton voted against.

12/127P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL -
Noted.

12/128P PLANNING AMENDMENT

- 1 **2012/0465** – Full Planning Permission – 8 weeks
Land at rear of 60 St Thomas Street, Wells BA1 2UZ
Erection of a dwelling (Amendment involves screening of balcony area)
Noted.

12/129P 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.

12/130P ANY OTHER MATTERS OF REPORT

- i. Questions were asked about Section 106 monies.
- ii. Problems were reported with tree damage at Mary Road, Cllr Brandon will obtain more details.

12/131P The next meeting will be on **Thursday 7th June 2012 at 7:00pm**