

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 JULY
2012 at 6.00PM.

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

IN ATTENDANCE: Town Clerk: F White
Cllrs: J North, C Price
2 Mendip District Council Planning Officers
6 members of the public
1 member of the press
2 representatives for Crest Nicholson Ltd (at 7pm).

6pm:

At 6pm there was a Training Session for Councillors led by Officers from Mendip District Council Planning Department on:

- i. Neighbourhood Planning under the Localism Act
- ii. Section 106 Agreements

The Officers also took questions on each topic and further information will be provided.

7pm:

12/169P APOLOGIES FOR ABSENCE

Cllr. T Robbins.

12/170P DECLARATIONS OF INTERESTS

Cllr Unwin declared a personal interest in all planning applications as a member of MDC Planning Board.

12/171P 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.

12/172P MINUTES OF THE MEETING HELD ON 5th JULY 2012 were proposed, seconded, approved and signed.

12/173P MEETING OPEN TO THE PUBLIC

It was agreed that members of the public would speak when the relevant item arose on the agenda.

12/174P PRESENTATION by Barton Willmore re: 2012/1000 (Former Nutricia Site)
Representatives spoke about the application and answered questions.

12/175P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1

2012/1000 – Full Planning Permission – 13 weeks

Crest Nicholson Operations Ltd - **Former Nutricia Site, Glastonbury Road, Wells BA5 1TN**

Full application for the erection of 143 dwellings (use class C3), 22 “extra care” independent living units (use class C2), 64-bed nursing home (use class C2), parking, restoration of existing brook, landscaping and associated infrastructure.

After discussion approval was proposed, a vote was taken and the proposal agreed.

RECOMMEND APPROVAL

(Note: Cllr Unwin abstained).

- 2 **2012/1360** – Householder Planning Permission
Mr Mike Hellier - **16 Westfield Road, Wells, BA5 2HS**
Erection of a single storey rear extension (north east elevation).
RECOMMEND APPROVAL
- 3 **2012/1494** – Application For Approval Of Details reserved By Condition
Mr R Gannicott - **5 White Lion House, New Street, Wells BA5 2LA**
Application for approval of details reserved by conditions 3 (Joinery) and 4 (schedule and samples of stone arch) of planning permission 2011/2947.
RECOMMEND APPROVAL
- 4 **2012/1212** – Householder Planning Permission
Mr Matthew Rivers - **Little Orchard, Hooper Avenue, Wells BA5 3NA**
Erection of detached garage (revised scheme)
RECOMMEND APPROVAL
Comment: the drawings were of such poor quality the Committee were almost unable to respond.
- 5 **2012/1269** – Full Planning Permission – 8 weeks
Mr Graham Barrow – **St Cuthberts Church, St Cuthbert Street, Wells BA5 2AW**
Erection of security fence around boiler room/oil tank.
RECOMMEND APPROVAL
- 6 **2012/1463** – Listed Building Consent
Mr Mike Haycroft - **12 Vicars Close, Wells BA5 2UJ**
Alterations to dwelling including installation of WC incorporating the replacement of an external door with a new window and opening up internal door to toilet, demolition of modern toilet and replacement of door and window with French windows and alterations to kitchen layout incorporating the replacement of existing window and door with a pair of windows.
RECOMMEND APPROVAL
- 7 **2012/0868** – Householder Planning Permission
Mrs R Angelinetta – **2 St John’s Court, St John’s Street, Wells BA5 1SD**
Replacement kitchen window, front door, new rooflight to NE elevation and Sunpipe to SE elevation
RECOMMEND APPROVAL
- 8 **2012/1474** – Full Planning Permission – 8 weeks
Mr and Mrs Clark - **1 Welsford Close, Wells BA5 2JE**
Proposed three bedroom dwelling.
RECOMMEND REFUSAL
Reason: over-development
- 9 **2012/1499** – Variation Removal of condition
Cathedral Park Nominee Ltd, **Plot A2, Cathedral Park, Gate Lane, Wells.**
Variation of condition 6 (plans list) of planning permission 2011/0439 (as amended by permission 2012/1096) to change the plans and elevations including in relation to fenestration arrangements, external paving/patio area, projecting lobby area with internal first floor balcony, roof terrace, canopy, external fire escape and staircase, internal re-arrangements and re-location of car parking spaces.
RECOMMEND APPROVAL
REASON: The Committee welcome this appropriate development at the site.

- 10** Members of the public spoke about this application.
2012/1114 - Variation Removal of condition
 Symonds Forecourt Ltd, Bath Road Service Station, Bath Road, Wells.
 Variation of conditions 12, 14 and 15 of permission 2011/0624 to extend the hours of illumination of lighting to 06:00 to 23:00 on any day from April to September inclusive, and between 07:00 hours and 23:00 hours from October to March inclusive; and car wash lighting to 07:30 to 21:00; extend trading hours of filling station and shop to 06:00 to 23:00 on any day from April to September inclusive and between 07:00 hours and 23:00 hours from October to March inclusive; reduce the trading hours of the car wash to 07:30 to 21:00 on any day (amended description 02/07/12).
RECOMMEND REFUSAL
Reason: The current conditions are considered adequate.
- 11** **2012/1581** - Full Planning Permission
 Mr Allan Wien - **18 High Street, Wells**
 Internal alterations of layout of part of the ground floor and first and second floors and external alterations in order to create three flats.
RECOMMEND APPROVAL
The Committee welcomes the proposal for three flats in the city centre and would not wish to delay the development but please take note of the comments from the Civic Society in relation to the windows.
- 12** **2012/1150** - Full Planning Permission
 Mr Theo Van Hensbergen - **Site Front Door to Market Place, 5 Anseres Place, Wells**
 Replacement entrance doors.
RECOMMEND APPROVAL
- 12/176P** **TREES**
1 **2012/1517** – TREE – TPO works
 Mr George Hillier - **1 Lovers Walk, Wells BA5 2QL**
 Proposed felling of a Blue Atlas Cedar tree subject to Tree Preservation Order M1301
RECOMMEND APPROVAL
- 12/177P** **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL -**
 Noted.
- 12/178P** **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.
- 12/179P** **ANY OTHER MATTERS OF REPORT**
 Cllr Unwin reported complaints about cutting of the grass verge at Bath Road.
- 12/180P** The next meeting will be at **7pm on Thursday 6th September 2012.**