

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN
THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 6th SEPTEMBER 2012 at
7.00PM.

PRESENT: Cllrs: A Gibson, T Robbins, D Unwin.

IN ATTENDANCE: Town Clerk: F White
Cllrs: H Siggs, G Wilson.
Mendip District Council Planning Officer
Civic Society Representative
1 member of the press

12/181P ELECTION OF CHAIRMAN

In the absence of the Chairman and Vice-Chairman, Cllr Gibson was elected Chairman for the meeting.

APOLOGIES FOR ABSENCE

Cllrs: N Kennedy (Chairman); D Anderson (Vice-Chairman); M Brandon (The Mayor); C Briton, J Mitchell.
Mr R Cookman (Civic Society)

12/182P DECLARATIONS OF INTERESTS

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

See also **12/186P** Cllr Gibson. and **12/187P3**:application **2012/1728** Cllr Unwin.

12/183P MINUTES OF THE MEETING HELD ON 19th JULY 2012 were proposed, seconded, approved and signed.

12/184P AUGUST REPORT 2012 To receive report of actions taken under delegated authority since the previous meeting. The report had been copied to members and the contents were noted. (See copy attached).

A query was raised on the decision to recommend approval of application **2012/1196**; in the absence of the Committee Chairman it was not possible to provide any detail.

12/185P MEETING OPEN TO THE PUBLIC

Members of the public were invited to speak when the relevant item arose on the agenda.

12/186P MENDIP DISTRICT COUNCIL LOCAL PLAN CONSULTATION – Town Centre delineation.

MDC Planning Officer spoke about the proposed identification and delineation of the commercial usage in the town centre areas; he answered questions and there was a general discussion of the issues.

Cllr Gibson declared a personal interest as employed in retail in one of the areas under discussion.

In conclusion the committee recommended that the proposed delineation is acceptable.

12/187P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2012/1802 – Full Planning Permission – 8 weeks

Mr Simon Gordon de Borchgrave d’Altena - **Dolphins. Lovers Walk, Wells BA5 2QL**

Erection of new dwelling and alterations and extensions to existing dwelling + Amended plans and elevations 15.08.2012

Cllr Wilson was invited to speak on this application.

A vote was taken and the following response agreed:

RECOMMEND REFUSAL

Reasons:

- i. **Over-development of the site – the footprint of the building remains as before.**
- ii. **The proposed development still appears to be higher than the neighbouring property.**

- 2 **2012/1804** – Full Planning Permission – 8 weeks
Mrs R Knox - **56 Bath Road, Wells**
Conversion of four flats into a children’s nursery with staff flat over including the erection of single storey front and rear extensions
Cllr Siggs was invited to speak on this application.
RECOMMEND REFUSAL
Reasons:
Whilst the council would wish to support the proposal for a new business there are concerns as follows:
 - i. **Concern for the safety of children adjacent to this busy road (Bath Road)**
 - ii. **Increase of number of vehicle movements generated, on busy road opposite junction with Churchill Road.**
- 3 **2012/1728** – Outline Planning Permission (some matters reserved)
Mr Kevin White – **Highgate House, Gate Lane, Wells BA5 1UB**
Outline application for the erection of single detached dwelling (all matters reserved for subsequent approval save for the means of access)
Cllr Unwin declared a personal and prejudicial interest as a close associate of the applicant and withdrew his participation, the meeting therefore became inquorate and this application could not be considered.
Meeting suspended.
See minute 12/194P
- 4 **Meeting re-convened.**
2012/1949 – Full Planning Permission – 8 weeks
Roce Development – **7 Woodacre, Wells BA5 2UE**
Demolition of existing bungalow and erection of two dwellings and two garages with associated access
RECOMMEND APPROVAL
- 5 **2012/1472** – Full Planning Permission – 13 weeks
Flower & Hayes Developments – **Ash Close, Wells BA5 2QR**
Construction of 62 one and two storey dwellings including 35 sheltered housing units together with associated highways, car parking, landscaping and open space
The Town Clerk reported information from the Planning Officer that the affordable Housing requirement has been met. A letter was received from the Civic Society.
RECOMMEND APPROVAL, but please note the letter from the Civic Society.
- 6 **2012/1371** – Full Planning Permission – 8 weeks
Mr Peter Knell – **Cedars Field, The Liberty, Wells BA5 2SX**
Erection of a single storey maintenance building (revision of planning permission 108826/028)
RECOMMEND APPROVAL
- 7 **2012/2025** – Full Planning Permission – 13 weeks
Mr Peter Knell – **Cedars Field, The Liberty, Wells BA5 2SX**
Erection of new recital hall and music education facilities, including alterations to Cedars House Listed garden wall, and erection of a new sports pavilion (revision of planning permission 108826/028, amendments include the change of the cladding from horizontal hard wood cladding to vertical board on board larch cladding, replacement of movable louvred panels with panels incorporated into the line of the facade cladding, introduction of stone at the level of the existing garden walls (recital hall only()), introduction of an

entrance lobby, unification of wind catchers on roof of recital hall to a single form and amendments to elevations of sports pavilion to reduce the need for balustrading in front of the seating areas).

RECOMMEND APPROVAL

- 8** **2012/2052** – Listed Building Consent
Mr Peter Knell - **Cedars Field, The Liberty, Wells BA5 2SX**
Alterations to listed wall to facilitate new recital hall and music education facility in Cedars Field, removal of existing plant and maintenance buildings and a reduction and improvement in parking (revision of Listed Building Consent 108826/027)
RECOMMEND APPROVAL subject to the approval of the Conservation Officer.
- 12/188P** **PERMISSIONS DETERMINED BY MENDIP DISTRICT COUNCIL –**
Noted.
- 12/189P** **TREES – APPROVAL**
Noted.
- 12/190P** **APPLICATIONS CONSIDERED BY MDC PLANNING BOARD – 15th August 2012**
Noted.
- 12/191P** **VARIATION OF CONDITION**
2012/1727 2009/1908
Variation of Condition 3 on planning permission 2009/1908 (Development of a Foodstore on the EMI Club/Whiting Way Site) to Allow the Provision of a Replacement Community Facility That is Not Entirely in Accordance With the Scheme Approved by the Local Planning Authority – Approval Given
Noted.
- 12/192P** **PLANNING WITHDRAWN**
2012/1359 – Prospect House, 4 Penn Close, Carlton Mews, Wells BA5 1DS
Proposed erection of vertical metal railings and gates to front courtyard
Noted.
- 12/193P** **COUNTY MATTER**
Cathedral Park, Gate Lane, Wells BA5 1SD
Dismantle overhead line and poles and lay 33KV EPR cables and erect 10m stout H pole terminal – No Objection
Noted.
- 12/194P** **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.
Cllr Robbins asked for it to be noted that the Mayor has undertaken to look at matters so delegated.
Application considered under delegated authority: (see 12/187P3)
The time limit for this application had already been re-negotiated with MDC Planning Officer and it could not be deferred to a later meeting. Therefore it was considered under delegated authority, in consultation with Councillors present (Cllr Unwin did not take part).
2012/1728– Outline Planning Permission (some matters reserved)
Mr Kevin White – **Highgate House, Gate Lane, Wells BA5 1UB**
Outline application for the erection of single detached dwelling (all matters reserved for subsequent approval save for the means of access)
RECOMMEND REFUSAL and request that the application be referred to the MDC Planning Board; the site is outside the development line and is in a significant area.

12/195P ANY OTHER MATTERS OF REPORT

- i. SCC Highways have notified their intention to raise Road Traffic Orders for yellow lining at the lower end of Milton Lane and at St Andrew's St adjacent to the Fountain Inn.
- ii. Over-grown hedge obscuring right turn visibility at junction of Ash Lane to Wookey Hole Road.

12/196P To note that the date of the next meeting will be **WEDNESDAY 19th September 2012, at 6:00pm**

PLANNING APPLICATIONS CONSIDERED UNDER DELEGATED AUTHORITY AUGUST 2012

- (12/184P) 2012/1659** – Listed Building Consent
1 Mr T Van Hensbergen – **5 Anseres Place, Wells BA5 2RT**
Replacement entrance doors
RECOMMEND APPROVAL
- 2** **2012/1553** – Householder Planning Permission
Mr Tom Binks – **2 Lorne Place, St Thomas Street, Wells BA5 2XF**
Replace existing front door with new door
RECOMMEND APPROVAL
- 3** **2012/1691** – Householder Planning Permission
Mrs M Board – **63 Bekynton Avenue, Wells BA5 3NG**
Erection of a single storey rear extension
RECOMMEND APPROVAL
- 4** **2012/1727** – Variation Removal of Conditions
Discovery Properties Ltd **EMI Sports and Social Club, Chamberlain Street, Wells BA5 2PJ**
Variation of condition 3 on planning permission 2009/1908 (development of a foodstore on EMI Club/Whiting Way site) to allow the provision of a replacement community facility that is not entirely in accordance with the scheme approved by the local planning authority
RECOMMEND REFUSAL
- 5** **2012/1196** – Full Planning Permission – 8 weeks
J D Wetherspoon PLC – **18 Priory Road, Wells BA5 1SY**
Change of use of premises from A1 (retail) to A4 (public house)
RECOMMEND APPROVAL
- 6** **2012/1324** – Full Planning Permission – 8 weeks
Mrs Kerry Devane – **7a-7b Portway, Wells BA5 2BA**
Alterations and conversion of 2 flats into a single dwelling house
RECOMMEND APPROVAL
- 7** **2012/1459** – Outline Planning Permission (all matters reserved)
Trustees of the late Robert Brooks-Giles – **Land Adjacent 53 Bath Road, Wells BA5 3HZ**
Outline application for the erection of one detached dwelling and alterations to access (all matters save for access reserved for subsequent approval)
RECOMMEND APPROVAL
- 8** **2012/1591** – Full Planning Permission – 8 weeks

Mrs F Lowe - **6-12 Ash lane, Wells BA5 2LU**

Erection of dwelling, garage and workshop/office outbuilding amendment of planning consent 2011/1490

RECOMMEND APPROVAL

9. **2012/1833** – Householder Planning Permission
Mr Simon Rowe - **15 Drake Road, Wells BA5 3JX**
Proposed conservatory to rear elevation
RECOMMEND APPROVAL
- 10 **2012/1935** – Listed Building Consent
Tesco Stores Limited – **Ethel Street, Wells BA5 2HP**
Temporary removal, restoration and repositioning of Grade II Listed fire hydrant
RECOMMEND APPROVAL
- 11 **2012/1844** – Listed Building Consent
Mr Miles Chapman – **Sherston Inn, Priory Road, Wells BA5 1SU**
Reinstatement of first floor rooms to previously approved scheme
RECOMMEND APPROVAL

Consideration of all other planning applications has been deferred to the meeting of 6th September, by arrangement with MDC Planning Officers.