

**WELLS CITY COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN**  
**THE COUNCIL CHAMBER AT WELLS TOWN HALL ON WEDNESDAY 19th SEPTEMBER 2012**  
**at 6.00PM.**

**PRESENT:** Cllrs: N Kennedy (Chairman); M Brandon (The Mayor);  
A Gibson, D Unwin.

**IN ATTENDANCE:** Town Clerk: F White  
1 member of the public  
3 representatives of Barratt Homes

**12/197P APOLOGIES FOR ABSENCE**

Cllrs: C Briton, J Mitchell.

**12/198P DECLARATIONS OF INTERESTS**

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

**12/199P MINUTES OF THE MEETING HELD ON 6<sup>th</sup> September 2012** were proposed, seconded, approved and signed.

Matters Arising:

Cllr Unwin reported he has been contacted regarding application **2012/1802 Dolphins. Lovers Walk, Wells BA5 2QL**; he wishes it to be recorded that he was in no way influenced by anyone involved.

**12/200P PRESENTATION**

On behalf of Barratt Homes re: former Clare's site at East Somerset Way (reserved matters).

The Chairman emphasised that this was a pre-application presentation, for information only.

Following the presentation the team answered questions and were thanked for taking the time to come to speak to the Committee.

**12/201P MEETING OPEN TO THE PUBLIC**

The member of public present asked for clarification of some of the matters in the presentation; the queries were answered.

**12/202P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

**1** **2012/2009** – Full Planning Permission – 8 weeks + **2012/2010** – Listed Building Consent  
Ms P Lee - **City of Wells Pub, 69 High Street, Wells BA5 2AG**  
Convert existing function room and disused area at first floor into bed and breakfast accommodation and associated internal and external works  
**RECOMMEND APPROVAL in consultation with the Conservation Officer**

**2** **2012/2101** – Householder Planning Permission  
Mr M Mason – **10 Goodymoor Avenue, Wells BA5 2JH**  
Erection of a single storey rear and side extension to include integral garage  
**RECOMMEND APPROVAL**

**12/203P 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.

**12/204P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL –**  
Noted.

**12/205P WITHDRAWN**  
**2012/1297**  
**Cedars Field, The Liberty, Wells, BA5 2SX**  
Noted.

**12/206P PLANNING BOARD**  
**2012/1728** – Application considered by the Planning Board on 9<sup>th</sup> September 2012.  
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)  
Noted.

**12/207P ANY OTHER MATTERS OF REPORT**

- i. Cllr Unwin: Concerns raised by a resident regarding parking signage near St Cuthbert's Church, will be brought to the Town Clerk to look into.
- ii. Chairman: With reference to Minutes **12/184P & 12/194P** (meeting of 6<sup>th</sup> September), the Chairman stated there had been no input from other committee members regarding application **2012/1196**. Members are always asked to come into the office and look at the plans and are encouraged to leave comments, particularly before August, so that these comments can be taken into account.  
There was a constructive discussion as to the best way to manage these situations, arising from the legal time scale for the planning application process.

**12/208P** To note that the date of the next meeting will be **THURSDAY 4<sup>th</sup> October 2012, at 7:00pm.**