

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN
THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 18th OCTOBER 2012 at
7.00PM.

PRESENT: Cllrs: N Kennedy (Chairman); A Gibson; C Briton; D Anderson; D Unwin.

IN ATTENDANCE: Town Clerk: F White
Cllr Denison.
A Petheram, representing Morrisons supermarkets Ltd.
10 members of the public.

12/220P APOLOGIES FOR ABSENCE
Cllrs:, M Brandon (The Mayor); J Mitchell; T Robbins.

12/221P DECLARATIONS OF INTERESTS
Cllr Unwin declared an interest as member, in any matter relating to Mendip District Council.

12/222P MINUTES OF THE MEETING HELD ON 19th September 2012 were proposed, seconded, approved and signed.

12/223P MEETING OPEN TO THE PUBLIC
It was agreed to vary the order on the agenda and to receive representations as items arose.

12/224P PRESENTATION on behalf of Morrisons re: 2012/2215

12/225P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 **2012/2215** – Variation Removal of condition – 13 weeks
WM Morrison Supermarkets Ltd – Former Clares Equipment Ltd, Parkwood Estate, Wells BA5 1UT

Variation of condition 2 on planning permission 2011/0006 to amend the approved plans to take into account proposed changes to the development of a food store and associated works (correction of boundary discrepancies, alterations to car parking layout, revision to pond profile, provision of a sprinkler tank and screen wall, and a transformer and security fence, inclusion of an external 40 sq m 'seasonal garden centre', increasing the net sales area by 25 sq m, omission of chequerboard panels, enclosure of service yard with security fencing instead of masonry walls, provision of sales floor rooflights and roof-mounted fixed plant and equipment) and approve matters previously reserved by conditions on planning permission 2011/0006.

RECOMMEND APPROVAL

2 **2012/2284** – Householder Planning Permission
Mr and Mrs T Dyer - **29 Hooper Avenue, Wells BA5 3NA**
Proposed Porch (north)

RECOMMEND APPROVAL

3 **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 (as amended by plans received 13th September 2012)
The committee heard objections from several neighbours and support from a representative of the applicant. There was concern that the plans available might not be the most recent.

The committee agreed to ask the Planning Officer to defer the decision until after the next meeting on 1st November.

12/226P TREES

1

2012/2321 – TREE – Conservation Area

Mr A Rogers – **The Sherston Inn, Priory Road, Wells BA5 1SU**

Proposed works to two trees in a Conservation Area

RECOMMEND APPROVAL

12/227P 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.

**12/228P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL –
Noted.**

Cllr Unwin provided an up-date on **2012/1804** 56 Bath Road, Wells.

The Chairman reported **2012/1728** Highgate House, Gate Lane, Wells BA5 1UB

Has been deemed to be within the building line and has been permitted.

12/229P ANY OTHER MATTERS OF REPORT

MDC Tree Officer will speak at the next meeting.

**12/230P To note that the date of the next meeting will be THURSDAY 1st November 2012, at
7:00pm**