

**WELLS CITY COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN**  
**THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 1<sup>ST</sup> NOVEMBER 2012 at**  
**7.00pm.**

**PRESENT:** Cllrs: N Kennedy (Chairman); M Brandon (the Mayor); A Gibson; C Briton;  
D Anderson; D Unwin.

**IN ATTENDANCE:** Town Clerk: F White  
1 member of the press.

**12/231P APOLOGIES FOR ABSENCE**  
Cllrs: J Mitchell; T Robbins.

**12/232P DECLARATIONS OF INTERESTS**  
Cllr Unwin declared an interest as member, in any matter relating to Mendip District Council.  
Cllr Anderson declared a personal interest as friend of the applicant, in application 2012/2338.

**12/233P MINUTES OF THE MEETING HELD ON 18<sup>th</sup> October 2012** were proposed, seconded, approved and signed.

**12/234P MEETING OPEN TO THE PUBLIC**  
None wishing to speak.

**12/235P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

**1** **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 13<sup>th</sup> September 2012)

**WITHDRAWN.**

**2** **2012/1992** – Listed Building Consent

Mr Stephen Luck, Wells City Council, **Town Hall, Market Place, Wells BA5 2RB**  
Construct an easy lift and a flexi step internally.

**NOT APPROPRIATE FOR THE CITY COUNCIL TO COMMENT ON ITS OWN APPLICATION.**

**3** **2012/2083** – Lawful Development Certificate – Existing Use/Development

Ms Vanessa McKinlay - **3 Mill Street, Wells BA5 2AS**

Application for a lawful development certificate for an existing use involving the change of use of A1 to ancillary residential accommodation to the rest of the dwelling.

**RECOMMEND APPROVAL**

**4** **2012/2338** – Householder Planning Permission

Mr Timothy Nightingale – **St Annes, 40 Portway, Wells, BA5 2BN**

To provide vehicular access, driveway and parking space at the front (south) of the property.

**RECOMMEND APPROVAL, subject to SCC Highways approval.**

**Comment: Members had concerns regarding traffic turning on and off the highway so close to the traffic lights.**

**5** **2012/2449** – Full Planning Permission – 13 weeks

Mr David Millin c/o Agent - **Former Clares Factory, East Somerset Way, Wells**  
Residential development of 88 dwellings with associated access, roads, footways,

parking, landscaping, drainage and public open space.

**RECOMMEND APPROVAL**

**Comment: Members had concerns about the long-term up-keep of the designated public open space.**

**12/236P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL – Noted.**

**12/237P APPEAL DECISION  
2 St Cuthbert's Street, Wells BA5 2AW  
Appeal Dismissed – Noted.**

**12/238P 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.

**12/239P ANY OTHER MATTERS OF REPORT**

- i. Somerset Waste Core Strategy Development Plan Document - a schedule of main modifications is available for consultation until 6<sup>th</sup> December; information has been e-mailed to all Councillors.
- ii. The City Council has been notified that residents in St Thomas St and Tor St will be holding a meeting to discuss residents parking; they have also contacted SCC Highways.
- iii. It was noted that 1 Woodbury Avenue now also has "1a" attached.

**12/240P The next meeting will be on THURSDAY 22<sup>nd</sup> November 2012, at 7:00pm**