

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 DECEMBER 2012 at
7.00pm.

PRESENT: Cllrs: N Kennedy (Chairman); M Brandon (the Mayor); D Anderson (Vice Chairman); D Unwin.

IN ATTENDANCE: Town Clerk: F White

12/241P APOLOGIES FOR ABSENCE

Cllrs: J Mitchell; T Robbins; A Gibson; C Briton.

12/242P DECLARATIONS OF INTERESTS

Cllr Unwin declared an interest as member, in any matter relating to Mendip District Council.

12/243P MINUTES OF THE MEETING HELD ON 1st November 2012 and the report of in-quorate meeting held on 22nd November (attached) were proposed, seconded, approved and signed.

Cllr Unwin reported he continues to receive correspondence on application 2012/2646 7 Woodacre.

12/244P MEETING OPEN TO THE PUBLIC

None present.

12/245P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1 2012/2664 – Householder Planning Permission**
Ms Amanda Tucker, **2 Townhall Buildings, Wells BA5 1SE**
Demolition of existing single storey 1960's flat roofed extension and construction of new single and two storey extension, together with alterations and enclosure to attached barn buildings. Insertion of new windows.
RECOMMEND APPROVAL
 - 2 2012/2711 – Full Planning Permission – 8 weeks + 2012/2712 – Listed Building Consent**
Mr P Knell, Wells Cathedral Ltd – **16/18 Sadler Street, Wells BA5 2SE**
Temporary change of use for six months to school boarding house and house parents accommodation. Removal of partition wall to ground floor and installation of fire door between the two buildings
RECOMMEND APPROVAL
 - 3 2012/2726 – Householder Planning Permission**
Mr Paul Williams – **43 St Thomas Street, Wells BA5 2UY**
Remedial works to front elevation ground floor bay window. Replacement of timber casement bay window with vertical sliding hardwood sash bay window
RECOMMEND APPROVAL
 - 4 2012/2401 – Householder Planning Permission + 2012/2402 – Listed Building Consent**
Ms J Ashman & Mr S Hanshaw – **Flat 66a High Street, Wells BA5 2AJ**
Proposed removal of bathroom window and reinstate wall and roof. Installation of two rooflights. Replacement of existing pipework and guttering
RECOMMEND APPROVAL
- 12/246P TREES:**
- 1 2012/2683 – TREE – Conservation Area**

C/o agent – **10 North Liberty, Wells BA5 2SU**

Proposed coppicing of a tree in a Conservation area

The decision to be left to the Tree Officer.

Comment: The information provided was unsatisfactory and the aerial photograph insufficient.

- 2** **2012/2682 – TREE – Conservation Area**
C/o agent – **Tower House, St Andrew Street, Wells BA5 2UN**
Proposed pruning of trees in a Conservation Area
The decision to be left to the Tree Officer.
Comment: The information provided was unsatisfactory and the aerial photograph insufficient.
- 12/247P** **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL –**
Noted.
- 12/249P** **BREACH OF CONDITION NOTICE**
1 Land relating to Bath Road Service Station, Bath Road, Wells BA5 3LF
Noted.
- 12/250P** **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.
- 12/251P** **ANY OTHER MATTERS OF REPORT**
- i.** Application 2012/1196 Priory Rd (Weatherspoons) was approved by MDC Planning Board
 - ii.** Cllr Unwin reported various Planning Enforcement matters
 - iii.** There have been problems with access to the Town Hall car park obstructed by parked vehicles in the road outside
 - iv.** Request for an information notice on the historic Dog Pound behind the Town Hall
 - v.** Concern about brightly lit Morrisons advertisement sign towards Palace fields
 - vi.** Concern about signage of the temporary exit arrangements from Morrisons
 - vii.** Concern about flooding at Tesco and possible problems with water culvert
 - viii.** MDC Local Plan consultation has been e-mailed to all Councillors and will be considered by the Committee in January.
 - ix.** The Town Clerk replied to questions regarding the un-adopted road known as Tor Furlong.
 - x.** The Chairman felt that the Christmas lights are enhancing the environment; Cllr Anderson was thanked for all his work in achieving this year's extended display.
- 12/252P** To note that the date of the next meeting will be at **6pm on Thursday 20th December 2012** (urgent Planning Applications only) in the Indictment Room.
The next full meeting will be on **Thursday 3rd January 2013, at 7:00pm.**

WELLS CITY COUNCIL
REPORT OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN
THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 22nd NOVEMBER 2012 at
7.00pm.

PRESENT: Cllrs: D Anderson; D Unwin.

IN ATTENDANCE: RFO: S Luck
Cllr C Price
1 member of the press.

The meeting was inquorate. The Planning Applications were considered in accordance with Standing Order 1y.

PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1. **2012/2475** – Full Planning Permission – 8 weeks
Cathedral Park Nominee Ltd c/o Agent – **Land adjacent to Plot A2, Cathedral Park, Gate Lane, Wells BA5 1UA**
Change of use of land to form part of cartilage of B1 office buildings
RECOMMEND APPROVAL

2. **2012/2501** – Full Planning Permission – 8 weeks
Mr Peter Knell, The Bursar's Office – **CCF block and plant room Wells Cathedral School, Wells BA5 3ST**
Provision of solar thermal panels on the ccf block/plant room roof.
RECOMMEND APPROVAL

3. **2012/2511** – Advertisement Consent + **2012/2562** – Listed Building Consent
Lloyds Banking Group - **Cheltenham & Gloucester Plc, 42 High Street, Wells BA5 2SN**
Advertising consent for 5 signs – 1 x non illuminated facia, 1 x non illuminated projector, 1 x internally illuminated buckle – fixed onto blank facia, 1 x non illuminated vinyl overlay, 1 x non illuminated internally applied vinyl
RECOMMEND APPROVAL

4. **2012/2295** – Listed Building Consent
Lloyds TSB Bank PLC - **42 Cheltenham & Gloucester Plc, High Street, Wells BA5 2SN**
Internal refit and refurbishment of retail banking hall and meeting rooms (GROUND FLOOR)
RECOMMEND APPROVAL

5. **2012/2568** – Full Planning Permission – 8 weeks
Mr Bruce Ashmore – **Keward Mill, Jocelyn Drive, Wells BA5 1DA**
Conversion of vacant offices to five houses
RECOMMEND APPROVAL subject to Conservation Officer

6. **2012/2580** – Householder Planning Permission
Mr and Mrs J Coughlan – **94 St Cuthbert Avenue, Wells BA5 2JS**
Single storey rear extension
RECOMMEND APPROVAL. Committee questioned the pitch of the roof

7. **2012/2598** – Variation Removal of Conditions
Discovery Properties Ltd/Waitrose Ltd – **EMI Sports and Social Club, Chamberlain**

Street, Wells BA5 2PJ

Variation of condition 30 on planning permission 2012/1727 (development of a foodstore on the EMI Club/Whiting Way site) to revise the list of approved plans to allow adjustments to the lift shaft within the multi-storey car park

RECOMMEND APPROVAL

- 8** **2012/2596** – Variation Removal of Conditions
WM Morrison Supermarket Ltd - **Former Clares Equipment Limited, Parkwood Estate, Wells BA5 1UT**
Variation of condition 17 of planning permission 2011/2006 (granted for the erection of a class A1 foodstore) to vary the timing of the off-site highway works to the Strawberry Way roundabout (A39/A371/Priory Road) such as they would be completed no later than three months of the date of the first occupation of the development or accordance with a revised timescale agreed with the Highway Authority
RECOMMEND APPROVAL
- 9** **2012/2608** – Householder Planning Permission
Mr Coleman – **23 Goodymoor Avenue, Wells BA5 2JH**
Re-roof loft conversion and new entrance porch
RECOMMEND APPROVAL
- 10** **2012/2619** – Listed Building Consent
Mrs Anne Coombes – **City of Wells Almshouse, c/o 16 Llewellyn, Off Priest Row, Wells BA5 2QE**
Proposed internal external alterations and replacement of 3 windows to the rear elevation and 4 windows to the front elevation
RECOMMEND APPROVAL
- 11** **2012/2602** – Listed Building Consent
Mr Aidas Jonika – **Starbucks, 28 High Street, Wells BA5 2SG**
Make good existing shopfront and repaint, internal alterations to strip existing Starbucks shop fitting and re fit as Caffè Nero, remove existing signage and fit new halo illuminated pegged off lettering to new painted fascia panel with timber mouldings and fit new trough illuminated projecting sign in place of the existing
RECOMMEND APPROVAL
- 12** **2012/2646** – Full Planning Permission – 8 weeks
Mr R B Paddick, Roco Developments – **7 Woodacre, Wells BA5 2TE**
Demolition of existing bungalow and erection of two replacement dwellings and two garages
RECOMMEND APPROVAL. Recommend the application be referred to the Planning Board.
- 12/247P** **TREES:**
- 1** **2012/2548** – TREE – Conservation Area
Tanya M Lawler – **23 South Street, Wells BA5 1SJ**
Proposed felling of a Horse Chestnut tree in a Conservation Area
RECOMMEND APPROVAL
- 2** **2012/2587** – TREE – TPO works
Mr Ian Humphries, Whitebeam Tree Services – **8 Singleton Court, Wells BA5 2NE**
Proposed pruning of a Sweet Chestnut tree subject to Tree Preservation Order M1146 – 25% crown reduction and crown thinning
RECOMMEND APPROVAL
- 3** **2012/2592** – TREE – Conservation Area
Mr Mike Newell - **SSt Joseph Teresa RC Primary School, Lovers' Walk, Wells BA5 2PQ**

Proposed works to trees in a Conservation Area

RECOMMEND APPROVAL

- 4** **2012/2657** – TREE – Conservation Area
Mrs Isabel Panter – **Abbeyfield, 25A New Street, Wells BA5 2LE**
Proposed pruning of three trees in a Conservation Area
RECOMMEND APPROVAL
- 5** **2012/2656** – TREE – Conservation Area
Mr Paul Ancill, Kendrick Holdings Ltd – **6 Cathedral Green, Wells BA5 2UE**
Proposed felling of a Silver Birch tree in a Conservation Area – and replacement planting
RECOMMEND APPROVAL

The next meeting will be on **THURSDAY 6th December 2012, at 7:00pm**