

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN
THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 21st MARCH 2013 at
7.00pm.

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

IN ATTENDANCE: Town Clerk: F White.
6 members of the public.

13/42P APOLOGIES FOR ABSENCE
Cllrs: T Robbins.

13/43P DECLARATIONS OF INTERESTS
Cllr Unwin declared a personal interest as member, in all matters relating to Mendip District Council.

13/44P MINUTES OF THE MEETING HELD ON 7th March 2013 were proposed, seconded, approved and signed.

13/45P MEETING OPEN TO THE PUBLIC
Members of the public spoke in objection to application **2013/0370 28 North Road.**

13/46P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION
(It was agreed to vary the order on the agenda.)

- 1 2013/0370** – Householder Planning Permission
Mr Grant Watson – **28 North Road, Wells BA5 2TL**
Proposed two storey side extension
RECOMMEND REFUSAL
REASON: Over-development
- 2 2013/0319** – Householder Planning Permission
Mrs Maria Edwards - **8 Hooper Avenue, Wells BA5 3NA**
Extension to the rear of 8 Hooper Avenue and garage conversion.
RECOMMEND APPROVAL
- 3 2013/0392** – Householder Planning Permission
Mr and Mrs Chris & Karen Allen - **6 Somerleaze Close, Wells BA5 1UD**
Demolition of existing garage and erection of new single storey rear extension to form larger dining room and new garage
RECOMMEND APPROVAL
- 4 2013/0497** – Listed Building Consent
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 in consultation with the Conservation Officer
- 5 2013/0457** – Full Planning Permission – 8 weeks
Mrs Faye Blackwell - **First Floor Office, 2 Priory Road, Wells BA5 1SY**
Change of use of part of first floor premises from B1 Office Use to D1 (a) for the provision of any medical or health services
RECOMMEND APPROVAL

- 6 **2013/0351** – Householder Planning Permission
Mr David Carr - **3 Colles Close, Wells BA5 3JY**
Proposed first floor extension to the southern side of the existing dwelling above the existing flat roofed garage
RECOMMEND APPROVAL
- 7 **2013/0338** – Full Planning Permission – 8 weeks
Mrs Samantha Shapter, S&D Childcare Ltd **Ministry House, Gate Lane, Wells BA5 1UA**
Change of use from office to children’s day nursery
Cllr Unwin requested it be recorded that he did not wish to comment.
RESPONSE: Insufficient information for the committee to make an informed decision.
The committee requests guidance as to what the District Council would like it to comment on in relation to nursery applications.
- 8 **2013/0536** – Householder Planning Permission
Mr Sam Winsley – **6 Foster Close, Wells BA5 3NB**
Erection of a porch
RECOMMEND APPROVAL
This decision went to a vote; Cllr Kennedy requested it be recorded that he voted against it.
- 9 **2013/0467** – Advertisement Consent
Cathedral Park Nominees Ltd – **Cathedral Park, Gate Lane, Wells BA5 1FD**
Erection of advertisement boards
RECOMMEND APPROVAL
COMMENT: The committee notes that these signs are already in place and objects strongly to receiving applications after the event.
- 13/47P **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL – Noted.**
- 13/48P **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. It was proposed and agreed that a Vice Chairman shall be elected at the next meeting and the delegated authority shall then be in consultation with the Chairman and Vice Chairman.
- 13/49P **ANY OTHER MATTERS OF REPORT**
- i. Welcome to Wells sign – no action from SCC Highways; City Council will collect the sign and store it until works in the vicinity are complete.
 - ii. Street Cleaning operative will be asked to rod out under the culvert covers in the High Street.
 - iii. Continuing concerns regarding parking in Wookey Hole Road.
 - iv. On-going problems with drains in Queen Street / Market Street.
 - v. Grilles on shopfront in Queen Street: unsatisfactory reply received from Conservation Officer; further reply agreed.
 - vi. Trees in Market Place in need of pruning – to be followed up with MDC.
- 13/50P The next meeting will be on **Thursday 4th April 2013, at 7:00pm.**