

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 JUNE 2013 at 7.00pm.

PRESENT: Cllrs: D Anderson (Chairman); J Parkes (Vice Chairman);
T Butt Philip (The Mayor); C Briton (Deputy Mayor); A Gibson.

IN ATTENDANCE: Town Clerk: F White.
Cllrs: Osman, Unwin. 4 members of the public. 1 member of the press.

13/93P ELECTION OF CHAIRMAN
Cllr Anderson was nominated, seconded and elected.

13/94P ELECTION OF VICE CHAIRMAN
Cllr Parkes was nominated, seconded and elected.

13/95P APOLOGIES FOR ABSENCE
Cllrs: M Brandon; N Kennedy; T Robbins;

13/96P DECLARATIONS OF INTERESTS None.
See 13/99P 12.

13/97P MINUTES OF THE MEETING HELD ON 16th May 2013 were proposed, seconded, approved and signed.

13/98P MEETING OPEN TO THE PUBLIC Arrangements were made for people to speak as matters arose during the meeting.

13/99P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 **2013/1033** – Outline Planning Permission – 13 weeks (some matters reserved)
Mr Simon Steele-Perkins – **Land adjacent to Wookey Hole Road, Wells**
Planning application for outline planning permission (all matters reserved except access) for up to 160 dwellings, a seven-form primary school and associated public open space, landscaping and infrastructure.
The applicant spoke about the local planning process and presented the application. Questions were put by Councillors and members of the public present.
After consideration the following recommendation was put to the vote and resolved:
RECOMMEND REFUSAL

REASONS:

- i. **Traffic – the council is concerned that this proposal would generate too much traffic on site; all traffic to a school of that size would have to pass through and park within the residential area.**
All traffic would have to access via the narrow entrance onto Wookey Hole Road and then bottlenecks at Haybridge or Wookey Hole Rd junctions.
- ii. **Development of ‘brownfield’ sites should be prioritised before this site is considered.**
- iii. **Development proposals delivering employment sites should be prioritised over residential developments.**

2 **2013/0982** – Listed Building Consent
A Jones & Sons Ltd (Jones Bootmaker) – **44 High Street, Wells BA5 2SG**
Proposed internal and external alterations
RECOMMEND APPROVAL

3 **2013/0919** – Full Planning Permission – 8 weeks
Axis Data Ltd – **Land adjacent to 2 Bath Road, Wells BA5 3HP**
Erection of 4x3 bedroom dwellings, arranged as a short terrace fronting Bath Road with

associated access, parking, bike and bin store and amenity areas

RECOMMEND REFUSAL

REASONS:

- i. **Over-development of the site**
- ii. **Inadequate space for off-street parking**
- iii. **Out of proportion with the existing development**

- 4 **2013/1140** – Householder Planning Permission
Dr D A Nightingale – **5 Bekynton Avenue, Wells BA5 3NF**
Proposed porch & alterations to vehicular access
RECOMMEND APPROVAL
- 5 **2013/1052** – Householder Planning Permission
Mr R Irons – **Laurelbank, 5 Reservoir Lane, Wells BA5 2QZ**
Proposed garage extensions
RECOMMEND APPROVAL
- 6 **2013/0641** – Householder Planning Permission + **2013/0640** – Listed Building Consent
Mr and Mrs Peter Lean – **The Coppice, 25 New Street, Wells BA5 2LE**
Erection of rear stone wall
The Applicant spoke.
RECOMMEND APPROVAL
- 7 **2013/1044** – Householder Planning Permission
Mr Grant Watson – **13 Lewmond Avenue, Wells BA5 2TS**
Proposed side extension
RECOMMEND APPROVAL
- 8 **2013/1019** – Householder Planning Permission
Mr Theo van Hensbergen – **5 Anseres Place, Wells BA5 2RT**
Insertion of velux roof lights to West side of roof (rear face)
RECOMMEND APPROVAL
- 9 **2013/1077** – Listed Building Consent
Lloyds TSB Bank Plc – **24, High Street, Wells BA5 2SJ**
Internal fit out. Removal of existing counters and associated partition walls. Installation of new screenless counters. Construction of new partition walls incorporating new Cash Transfer Lobby and new secure wall between Back of House and Banking Hall. New steel secure final exist doors. New security bars to Polycarbonate roof lights. New finishes and carpeting.
RECOMMEND APPROVAL subject to the opinion of the Conservation Officer
- 10 **2012/1506** – Householder Planning Permission
Ms Janine Barchard – **95 Welsford Avenue, Wells BA5 2HX**
Demolition of existing garage and erection of single storey side and front extension
RECOMMEND APPROVAL
- 11 **2013/1101** – Householder Planning Permission
Mr R Gannicott – **5 New Street, Wells BA5 2LA**
Demolition of existing double garage and construction of new garages
RECOMMEND APPROVAL
- 12 **2013/1114** – Listed Building Consent
Wells City Council – **Wells Town Hall, Market Place, Wells BA5 2RB**
Removal of redundant court fixtures and fittings to enable room to be used for general functions
All councillors declared an interest as members of Wells City Council.

NOT APPROPRIATE TO COMMENT

- 13 **2013/2565** – Householder Planning Permission
Mr Richard Lewis – **30 Bishopslea Close, Wells BA5 1TG**
Proposed two storey and single storey rear extensions
RECOMMEND APPROVAL
14. **2013/0986** – Full Planning Permission – 8 weeks
Mr Alastair Brown – **Whiting Way Public Car Park, Whiting Way, Wells BA5 2**
Erection of a self standing canopy to provide weather protection to pedestrian movement for the general public between Whiting Way Public Car Park and the new Waitrose store currently in construction (Planning ref: 2009/1908)
RECOMMEND APPROVAL
15. **2013/1054** – Full Planning Permission – 8 weeks
Mr Alastair Brown – **Waitrose, Whiting Way, Wells BA5 2**
The installation of a Cash Zone Freestanding ATM Pod to the forecourt of the new Waitrose store on Whiting Way (currently in construction – Planning re: 2009/1908), for the provision of banking facilities for the general public
RECOMMEND APPROVAL
16. **2013/1108** – Advertisement Control
Mr John Lewis, Victoria – **Whiting Way, Wells**
Proposed signage
RECOMMEND REFUSAL
REASON:
Object to any illuminated signs; (they interfere with enjoyment of the historic Conservation Area and of the surrounding Area of Outstanding Natural Beauty).
- 13/100P **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL -**
Noted.
- 13/102P **PLANNING WITHDRAWN** – Noted.
1 **2013/0161**
Wells Museum, 8 Cathedral Green, Wells BA5 2UE
Internal alterations to create entrance between two rooms by inserting an open archway
- 2 **2012/1417**
EMI Sports and Social Club, Chamberlain Street, Wells
Approval of details reserved by condition 24 (construction method statement to minimise impact) on planning permission 2009/1908
- 13/103P **DELEGATED RESPONSIBILITIES**
To delegate authority to the Town Clerk in consultation with the Chairman and Vice Chairman, to decide any urgent matters arising before the next meeting: Resolved.
- 13/104P **ANY OTHER MATTERS OF REPORT**
None.
- 13/105P The next meeting will be on **Thursday 20th June 2013, at 7:00pm.**