

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN
THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 4th JULY 2013 at 7.00pm.

PRESENT: Cllrs: D Anderson (Chairman); M Brandon; T Butt Philip (The Mayor);
J Parkes (Vice Chairman); A Gibson; N Kennedy.

IN ATTENDANCE: Town Clerk: F White.
Cllr J North. 3 members of the public. 1 member of the press.

13/115P APOLOGIES FOR ABSENCE

Cllrs: C Briton (Deputy Mayor). T Butt Philip (The Mayor) would arrive later.

13/116P DECLARATIONS OF INTERESTS

Cllr North declared an interest in application 2013/1278 as District Councillor involved with the Planning Officer at MDC regarding this application.

13/117P MINUTES OF THE MEETING HELD ON 6th June 2013 were proposed, seconded, approved and signed.

13/118P MEETING OPEN TO THE PUBLIC

It was agreed to vary the order on the agenda, taking application 2013/1102 first. Members of the public spoke about application 2013/1102.

13/119P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 **2013/1278** – Replace Permission to Extend Time Limit Implementation – Full 8 weeks
Mr Mark Osbourne – Dolphins, Lovers Lane, Wells BA5 2QL
Application for the extension of time limits for the implementation of planning permission 2010/0688 for the erection of a dwelling and car port
RECOMMEND APPROVAL

2 **2013/1170** – Full Planning Permission – 8 weeks + **2013/1192** – Advertisement Control
Lloyds Banking Group - **Cheltenham & Gloucester Plc, 42 High Street, Wells BA5 2SN**
Installation of new ATM through shopfront
RECOMMEND APPROVAL

3 **2013/1229** – Householder Planning Permission
Mr & Mrs Michael Main – **Lanteglos House, St Thomas Street, Wells BA5 2UZ**
Insertion of a new window on the ground floor of the south elevation of the existing dwelling, which is 4m away from the boundary wall
RECOMMEND REFUSAL
REASON:
On the same grounds as the original condition set by the permission for Planning Application 103789/019 condition 3 – prevention of overlooking and protection of neighbours' amenity.

4 **2013/1272** – Full Planning Permission
Mrs Amanda Tucker – **2 Town Hall Buildings, Wells BA5 1SE**
Part demolition of existing single storey rear extension and construction of new single storey extension on same footprint with new pitched roof. Alterations to existing barn building. Insertion of new windows
RECOMMEND APPROVAL

5 **2013/1102** – Full Planning Permission – 8 weeks
Costa Ltd – **Stead & Simpson Plc, 16 High Street, Wells BA6 2SG**
Planning application for the change of use (no external alterations) from Use Class A1

(retail) to a mixed (A1/A3) coffee shop use for occupation by Costa Coffee

RECOMMEND REFUSAL

REASONS:

1. Does not introduce or encourage economic diversity in the City Centre.
2. The addition of another coffee shop would further ensure that supply exceeds demand.
3. This would impact on the city centre economy.
4. There would be a negative impact on other local traders.
5. Concern for the effect on other businesses in the High Street.
6. There is a potential negative impact on local employment if local traders are pushed out of business.

13/120P AMENDMENTS TO PLANNING APPLICATION

2013/0773 – Full Planning Permission – 8 weeks

Mrs F Lowe – **Land at Rear of 6-12 Ash Lane, Wells BA5 2LU**

Erection of dwelling, garage and workshop/office building (amendment to planning permission 2013/1591 with the following modifications; additional small window to west elevation at 1F level, widening of 3no. French doors to north (rear) elevation, installation of photovoltaic panel array to garage roof, relocation of previously approved solar water heating panels on house roof from the east-facing to south-facing roof and installation of solar powered drive-out lights within driveway areas and general external lighting to garage and house. (amended description)

RECOMMEND APPROVAL

13/121P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL -
Noted.

13/122P PLANNING APPLICATIONS CONSIDERED BY MDC PLANNING BOARD

3rd July 2013

1 2013/0557 – Development of Council Car Park, Whiting Way, Wells
Proposed new signage scheme

2 2013/1108 – Whiting Way, Wells
Proposed signage
Noted.

13/123P 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.

13/124P STREET NAMING

Request from Barratt Homes for suggested street names at permitted development on former Clares site.

Suggestions were agreed and passed to the Town Clerk for return to the agent.

13/125P ANY OTHER MATTERS OF REPORT

Drains blocked in Queen Street/Market Street – to be reported for the attention of SCC Highways.

13/126P The next meeting will be on **Thursday 18th July 2013, at 7:00pm.**