

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD
IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 17th OCTOBER
2013 at 7.00pm.

PRESENT: Cllrs: D Anderson (Chairman); M Brandon; C Briton (Deputy Mayor);
N. Kennedy; J Parkes.

IN ATTENDANCE: Town Clerk F White.

13/161P APOLOGIES FOR ABSENCE
Cllrs T Butt Philip (The Mayor); A Gibson.

13/162P DECLARATIONS OF INTERESTS
None.

13/163P MINUTES OF THE MEETING HELD ON 3rd October 2013 were proposed,
seconded, approved and signed.

13/164P MEETING OPEN TO THE PUBLIC
None present.

PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2013/1936 - Listed Building Consent
A Jones & Sons Ltd, **Jones Bootmaker, 4a High Street, Wells BA5 2SG**
Installation of HVAC plant (condensers) to external wall area and install air
conditioning unit inside shop, changes to internal shop fittings, and alterations
to shop front.
No Objection to air conditioning and internal shop fittings.
Withhold comment on alterations to shop front as no information is
provided.

2 2013/1937 - Full Planning Permission - 8 weeks
A Jones & Sons Ltd, **Jones Bootmaker, 4a High Street, Wells BA5 2SG**
Installation of HVAC plant (condensers) to external wall area and install air
conditioning unit inside shop, changes to internal shop fittings, and alterations
to shop front.
No Objection to air conditioning and internal shop fittings.
Withhold comment on alterations to shop front as no information is
provided.

3 2013/1949 - Listed Building Consent
Mr Peter Ayton, **13 Tucker Street, Wells, Somerset BA5 2DZ**
To take out existing front door, and make good, and to reposition a new front
door in the single storey rear elevation.
RECOMMEND APPROVAL

- 4 **2013/1980** - Full Planning Permission - 8 weeks
Mr Geoff Sharp, **8 Mill Street, Wells, Somerset BA5 2AS**
Change of use of premises from Use Class B1 (Office/Light Industrial) to Use Class C3 (Dwelling).
RECOMMEND APPROVAL
- 5 **2013/1990** - Householder Planning Permission
Mr Matthew Trew, **78 Bath Road, Wells, Somerset BA5 3LJ**
Proposed single storey side extension.
RECOMMEND APPROVAL
- 6 **2013/2064** - Telecommunications Development
Telefonica UK Ltd, Adopted Grassed Highway Verge, Land off East Somerset Way, Wells BA5 1TX
Application for prior notification of telecommunications base station comprising of a 15m high slimline column, 3no. radio equipment cabinets, 1no. electrical meter cabinet, and ancillary development.
RECOMMEND APPROVAL
Decided by a vote: three in favour, Cllrs Kennedy and Parkes against.
- 7 **2013/2066** - Householder Planning Permission
Mr & Mrs House, **4 Martins Close, Wells, Somerset BA5 2ES**
Erection of first floor side extension and replacement of front porch's flat roof with tiled pitched roof.
RECOMMEND APPROVAL
- 8 **2013/2085** - Householder Planning Permission
Mr Xavier Chatard, **5 Mitchell Terrace, Bath Road, Wells, Somerset BA5 3LW**
Proposed single storey rear extension.
RECOMMEND APPROVAL
- 9 **2013/1978** - Full Planning Permission - 8 weeks
Mr A Brook - **1 Bignal Rand Drive, Wells, Somerset BA5 2EU**
Demolition of extension on west elevation and erection of a dwelling to the side of the existing dwelling.
RECOMMEND REFUSAL
Reasons:
 i. **Over-development of the site.**
Proposed development reaches beyond the building line of no.s 1 – 11 Jocelyn Drive.

- 10 **2013/2037** - Householder Planning Permission
Mrs Erica Hale, **32 Bekynton Avenue, Wells, Somerset BA5 3NF**
Proposed extensions.
RECOMMEND APPROVAL
- 11 **2013/2068** - Householder Planning Permission
Wendy Osterman, **7 Broad Close, Wells, Somerset BA5 3NJ**
Proposed access.
RECOMMEND APPROVAL
- 12 **2013/1945** - Householder Planning Permission
Mr J Rood, **7 Johnson Close, Wells, Somerset BA5 3NN**
Erection of two storey rear extension, attached garage and extension/alteration to front porch
RECOMMEND APPROVAL
- 13/165P **TREES**
1 **2013/1872** - TREE - TPO works
Mrs Cheryl Norton, **Silver Street, Wells, BA5 1SG**
Raise canopy of T9 Ash (TPO 1079) 4m above highway and raise canopy of G6 Cypress 3m above access gate.
RECOMMEND APPROVAL
- 2 **2013/2047** - TREE - Conservation Area
Mrs B Tincknell, **7A Cathedral Green, Wells, Somerset BA5 2UE**
Removal of a magnolia tree which is in a conservation area.
RECOMMEND REFUSAL
Reasons:
- i. **The tree is a significant feature of the Cathedral Green conservation area.**
 - ii. **The committee is in full support of the comments submitted by the Civic Society.**
- 13/166P **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL**
Noted.
- 13/167P **SCC TRAFFIC ORDER**
Road Traffic Regulation Act 1984 Traffic Management Act 2004 Prohibition and Restriction of stopping, waiting, loading and unloading, and on-street parking Mendip Order 2012 (Amendment no.2) Order 2013
Wells: Millers Gardens, Southover, Beryl Lane, North Road, Little Entry, St Thomas Street, Tor Street, Priory Road and Wookey Hole Road.
Consultation responses were agreed for submission to SCC. A representative

will be invited to attend the next meeting.

13/168P

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.

13/169P

ANY OTHER MATTERS OF REPORT

- i. Concerns regarding new shop front advertising sign in conservation area, Queen Street.
- ii. Flooding in St Cuthbert St during recent heavy rain was cleared by a Councillor; this will be reported to SCC Highways.
- iii. Concerns about potential loss of the open space at the sports ground. The Committee requested a presentation from MDC about their proposals.

13/170P

To note that the date of the next meeting will be **at 7:00pm on Thursday 31st October 2013**