

**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 3<sup>rd</sup> 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 31<sup>st</sup> October 2013**