

WELLS CITY COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD
IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 19th DECEMBER 2013
at 7.00pm.**

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

IN ATTENDANCE: Town Clerk F White.
1 member of the public. 1 member of the press.

13/197P APOLOGIES FOR ABSENCE
Cllr. A Gibson; T Robbins.

13/198P DECLARATIONS OF INTERESTS
None. See 13/101P 4&6.

13/199P MINUTES OF THE MEETING HELD ON 5TH DECEMBER 2013 were proposed,
seconded, approved and signed.

13/100P MEETING OPEN TO THE PUBLIC
A resident of Manning Close spoke in objection to application 2013/2124.

13/101P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2013/2124/REM

Variation of conditions 12,14 and 15 of permission 2011/0624 to amend operational hours such that: the external lighting shall not be illuminated other than between 05:30 and 22:30 hours on any day; the petrol filling station and shop hereby approved shall not open for business other than between the hours of 06:00 and 22:00 on any day; and the car wash hereby approved shall not open for business other than between the hours of 07:30 and 21:00 on any one day.

Bath Road Service, Bath Road, Wells

RECOMMEND REFUSAL

REASONS:

- i. The council recognises that the business needs to trade but considers the existing hours to be sufficient.**
- ii. There are concerns regarding light pollution.**
- iii. The council does not believe that extension of hours should be considered while there are on-going concerns regarding breach of existing conditions; please would MDC ensure that trading hours, light and noise conditions are enforced.**

2 2013/2258/FULL

Extension of car park to provide additional 14 no spaces.

Plot A2 Cathedral Park Gate Lane, Wells, Somerset

Cathedral Park Nominee Ltd

RECOMMEND APPROVAL

- 3** **2013/2306/OTS**
 Application for the outline planning permission (all matters reserved except access) for up to 150 dwellings, a new vehicular access from Glastonbury Road, public open space, parking and other associated infrastructure.
Land off Glastonbury Road, Wells
RECOMMEND REFUSAL
REASONS:
- i. **Access onto Glastonbury Road has not been sufficiently addressed; the committee considers that a single access route is insufficient.**
 - ii. **The committee is concerned about safety on this busy road. The proposal has failed to take into consideration the amount of traffic already using the Glastonbury road and the additional traffic likely to be generated in future by this proposal together with other nearby development proposals.**
 - iii. **There are service providers on the opposite side of Glastonbury Road, these generate turning traffic. They also generate pedestrians; the committee is concerned that there is no provision in the proposal for the safety of pedestrians crossing Glastonbury Road.**
- 4** (Cllr Kennedy declared a personal and prejudicial interest and left the room)
2013/2380/HSE
 Proposed single storey rear extension
3 Welford Avenue, Wells, Somerset, BA5 2HX
Mr Andre Wintersgill
RECOMMEND APPROVAL
 (Cllr Kennedy returned)
- 5** **2013/2500/FULL**
 Erection of fencing and erection of replacement pedestrian gates and new vehicular gates, with associated works.
Wells Sports Club, Rowdens Road, Wells, Somerset, BA5 1TU
RECOMMEND APPROVAL
- TREES:**
- 6** (Cllr Butt Philip declared a personal interest as the Mayor, the applicant being the Mayor's Chaplain)
2013/2455/TCA
 Proposed felling of a Cotoneaster in a Conservation area
6 The Liberty, Wells, Somerset, BA5 2SU
Rev Nicola Sullivan
RECOMMEND REFUSAL
REASON:

The committee would prefer that the tree was saved. Please could the Tree Officer be asked whether it could be pruned back instead of being removed.

13/102P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL: Noted.

13/103P WITHDRAWN: Noted.
2013/0824
Erection of dwelling and creation of new access.
Park House, 3 Lovers Walk, Wells, Somerset, BA5 2QL

13/104P APPEAL: Noted.
2013/0768
Outline planning application for residential development with all matters reserved (indicatively shown up to 10 dwellings).
Land to the West of Orchard Lea, Wells
Letter from the Civic Society to the Planning Inspector was noted.

13/105P 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.**

13/106P ANY OTHER MATTERS OF REPORT

- i. 2013/2195ii. Food and drink being offered for consumption on the premises. Query regarding permission to be followed up as no response received from MDC.
- ii. Public Path Diversion order 2013 WS 17/23 part, 17/24 part, 17/26 part, East Somerset Way, reported.
- iii. Letter from 'Wells 21 group'. It was suggested it might be best if the Mayor, Chairman and Vice Chairman of the Planning and Environment Committee have an informal meeting with the group to establish what they want to do.

13/107P DATE OF NEXT MEETING: 7:00pm on **Thursday 2nd January 2014.**