

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE
COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 1ST MAY 2014 at 7.00PM.

PRESENT: Cllr T Butt Philip (The Mayor); C Briton (Deputy Mayor); D Anderson (Chairman);
J Parkes (Vice-Chairman); A Gibson; N Kennedy

IN ATTENDANCE: Town Clerk: F White; RFO S Luck
23 members of the public; 1 member of the press

14/72P APOLOGIES FOR ABSENCE

Cllr M Brandon, T Robbins

14/73P DECLARATIONS OF INTERESTS

Cllr Gibson declared a personal interest as neighbouring resident in application 2014/0437 and off Elm Close.

14/74P MINUTES OF THE MEETING HELD ON 17TH APRIL 2014

Minutes of the previous meeting were proposed, seconded, approved and signed.

14/75P MEETING OPEN TO THE PUBLIC

Cemetery Superintendent Registrar Mr S Luck advised the Council to consider the proximity of the proposed development to the border of the active burial ground at the Council's Cemetery; he recommended that, should the proposed be approved, suitable screening should be required.

Notes of a Resident's Meeting were distributed to Councillors.

Several members of the public spoke expressing their concerns about the proposal.

14/76P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2014/0133/HSE - WITHDRAWN

The construction of parking bays at the front of Nos 3 & 5 Bath Road. Please note that the application is a joint application by Mr Nick Robinson (No5 Bath Road) and Mr Peter Eade (No3 Bath Road).

3 and 5 Bath Road, Wells, Somerset BA5 3HP

2 2014/0259/LBC - WITHDRAWN

Internal and external alterations.

15 Union Street, Wells, Somerset BA5 2PU

3 2014/0309/FUL - WITHDRAWN

Change of use from office use to residential (4 flats) and retail use (2 retail units)

15 Union Street, Wells, Somerset BA5 2PU

4 2014/0437/OTS

Outline application (all matters reserved except access) for residential development (up to 145 dwellings), access, parking, landscaping, public open space and associated infrastructure.

Land off Elm Close, Wells, Somerset BA5 1LY

RECOMMEND REFUSAL

REASONS

- i. **Creation of additional traffic movements on narrow access routes, already**

- too busy
- ii. **Unsustainable impact on the services infrastructure in Wells**
- iii. **Lack of local employment**
- iv. **Unacceptable visual impact - refusal of application 2014/0016/OTA 6th March 2014 refers**
- v. **Lack of evidence for housing need**
- vi. **Loss of wild life habitats**
- vii. **Brown field sites are available for development and should be fully used before permission is given for green field sites such as this**

COMMENTS

- I. **The proposed development site borders the active burial ground at the Council's Cemetery; if the proposal were to be approved, suitable screening would be required.**
- II. **The committee notes a lack of local face-to-face consultation by the applicant**

5 2014/0554/HSE
Alterations to existing house comprising new dormer, extension to existing dormer, conversion of garage to habitable room, and alterations to external doors and windows.
Dolphins, Lovers Walk, Wells, Somerset BA5 2QL

RECOMMEND APPROVAL

14/77P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL
Noted

14/78P 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

14/79P ANY OTHER MATTERS OF REPORT

- I. Problems with faulty street lighting in St Thomas St.
- II. Concerns about parking in Ash Lane, Milton Lane, Silver Street, Priory Road.
- III. Litter bin in St Cuthbert St has disappeared.

14/80P DATE OF NEXT MEETING
The next meeting will be at 7.00pm on Thursday 15th May 2014.