

**WELLS CITY COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE**  
**COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 18<sup>TH</sup> SEPTEMBER 2014 at 7.00PM**

**PRESENT:** Cllrs: D Anderson (Chairman); M Brandon; C Briton (The Mayor); T Butt Philip;  
J Parkes; G Wilson (Deputy Mayor)

**IN ATTENDANCE:** Town Clerk: Felicity White  
Cllr Price  
5 members of the public; no press

**14/159P APOLOGIES FOR ABSENCE**

Cllrs: Gibson; Kennedy.

**14/160P DECLARATIONS OF INTERESTS**

Cllr Butt Philip declared a personal and prejudicial interest in application 2014/1551 as close associate.

**14/161P MINUTES OF THE MEETING HELD ON 4<sup>th</sup> September 2014**

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

**14/162P MEETING OPEN TO THE PUBLIC**

None wishing to speak.

**14/163P PRESENTATION**

Pre-Application Consultation - The Old Cold Store, Off East Somerset Way, Wells.

The agent for the owners presented information about the site and some draft proposals; there are difficulties with contamination and demolition. SCC Highways have indicated that additional access would be needed.

There was a discussion of the practical problems, also of potential priorities for the site and how these might relate to the local plan process and development of 'brownfield' sites.

The following matters were raised:

- Creations of jobs
- Housing need
- Affordable housing
- Not conflicting with town centre retail
- Other retail options
- The 'gateway to Wells' and the need to improve the appearance of the site
- Use of 'brownfield' sites for housing rather than 'greenfield' sites

**14/164P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

**1** *(Cllr Butt Philip left the room)*

2014/1551/FUL

Extension to form meeting room and toilet facilities on the south elevation.

St Thomas Church, St Thomas Street, Wells, Somerset BA5 2UZ

**RECOMMEND APPROVAL**

- 2            2014/1773/LBC  
Single storey extension to the rear elevation and alterations including the addition of conservation roof lights  
22 Union Street, Wells, Somerset BA5 2PU  
**RECOMMEND APPROVAL**  
*(Cllr Butt Philip returned)*
- 3            2014/1806/LBC  
Partial demolition of existing rear flat roofed structure, and the construction of a new single storey rear extension, and the installation of 2 no, rear french doors on the rear elevation. Internal alterations to include replacement of stair partition with timer balustrade, enclosure of existing attic staircase, creation of en suite shower room to attic room and the insertion of roof lights on the rear sloping roof. Redecorate front elevation including all windows and doors and repair of stonework to gable quoining.  
5 Priest Row, Wells, Somerset BA5 2PY  
**RECOMMEND APPROVAL**  
**Comment: Concern that the roof terrace may overlook into the Almshouses and neighbouring properties**
- 4            2014/1805/HSE  
Partial demolition of existing rear flat roofed structure and the construction of a new single storey rear extension including the addition of 2 no french doors on the existing rear wall  
5 Priest Row, Wells, Somerset BA5 2PY  
**RECOMMEND APPROVAL**  
**Comment: Concern that the roof terrace may overlook into the Almshouses and neighbouring properties**
- 5            2014/1724/HSE  
Conversion of garage to bedroom and provision of an additional parking space to the front of the property.  
39 Bishopslea Close, Wells, Somerset BA5 1TG  
**RECOMMEND APPROVAL**
- 14/165P    PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL**  
Noted.
- 14/166P    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.
- 14/167P    ANY OTHER MATTERS OF REPORT**  
i. Neighbourhood Plan, Notification received from MDC:  
Wells Neighbourhood Area has been designated as requested.
- 14/168P    DATE OF NEXT MEETING**  
The next meeting will be at **7.00pm on Thursday 2<sup>nd</sup> October 2014**