

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE
COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 2ND OCTOBER 2014 at 7.00PM

PRESENT: Cllrs: D Anderson (Chairman); M Brandon; C Briton (The Mayor); T Butt Philip;
A Gibson; N Kennedy; G Wilson (Deputy Mayor)

IN ATTENDANCE: Town Clerk: Felicity White
RFO S Luck
Cllr Robbins
5 members of the public; 1 member of the press

14/169P APOLOGIES FOR ABSENCE
Cllr J Parkes.

14/170P DECLARATIONS OF INTERESTS None declared.

14/171P MINUTES OF THE MEETING HELD ON 18TH SEPTEMBER 2014
Minutes of the previous meeting were proposed, seconded, approved and signed.

14/172P MEETING OPEN TO THE PUBLIC
It was agreed that members of the public would speak as items arose.

14/173P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1 2014/1763/REM
Application for reserved matters approval following outline planning permission for 173 dwellings

Thales Wookey Hole Road Wells Somerset BA5 1AA

Noted: this proposal is outside the city boundary.

RECOMMEND APPROVAL WITH CONDITIONS:

- I. 40% should be affordable housing provision**
- II. Any disruption to traffic on Wookey Hole Road during building works must be controlled by time limit and penalty clauses.
(A repeat of the 6 months obstructions at Glastonbury Road during development is not acceptable)**

REASONS FOR APPROVAL:

An acceptable housing development on a 'brownfield' site

2 2014/1772/HSE
Single storey extension to the rear elevation of the property
22 Union Street Wells Somerset BA5 2PU

RECOMMEND APPROVAL

3 2014/1813/HSE
Conversion of attached garage into accommodation.
7 North Road Wells Somerset BA5 2TJ

RECOMMEND APPROVAL

4 2014/1845/HSE
Demolition of existing utility room, replaced with a proposed rear two storey extension and other various alterations to dwelling.
Beclands 3 Cherry Orchard Drive Wells Somerset BA5 2LN
RECOMMEND APPROVAL

5 2014/1746/FUL
Demolition of existing bungalow and construction of 2.no dwellings and garages.
7 Woodacre Wells Somerset BA5 2TE
The committee heard from a member of the public about this application.
RECOMMEND REFUSAL

The Committee objects most strongly to this application.

Reasons:

- i. **Adverse impact of overlooking due to clear glazing. The obscured glazing of the previous approval should be upheld.**
- ii. **Adverse impact of fencing due to excessive height. The height should be controlled from the neighbour's ground level at the boundary.**
- iii. **Excessive height and bulk of the new garages.**

6 14/1552/FUL Ref. Council minute 14/129C
The erection of new commercial units comprising Class A1 retail and complementary Class A3/A5 uses, landscaping, car parking and associated works at land at East Somerset Way, Wells.

Land at East Somerset Way, Wells, Somerset BA5 1UA

The committee heard from members of the public about this application.

RECOMMEND REFUSAL

Reasons:

- i. **The application is contrary to the Local Plan; this site is designated for office or light industrial use.**
- ii. **More additional employment would be created by the designated use of the site than by retail use.**
- iii. **A recent retail application was refused at a site nearer to the town centre than this one, on the grounds that it was too far out.**
- iv. **There is scope to encourage more retail in the town centre.**
- v. **Wells has a unique town centre character and is thriving; this should not be put under threat.**

14/174P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL
Noted.

14/175P 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.

14/176P ANY OTHER MATTERS OF REPORT
Ref. 14/132Ci. SCC Highways have listed the broken railings for urgent inspection.

14/177P DATE OF NEXT MEETING
The next meeting will be at **7.00pm on Thursday 16th October 2014**