

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE
COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 16TH OCTOBER 2014 at 7.00PM

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

IN ATTENDANCE: Town Clerk: Felicity White
1 member of the public

14/178P APOLOGIES FOR ABSENCE
None

14/179P DECLARATIONS OF INTERESTS
Cllr Butt Philip declared a personal and prejudicial interest in application 2014/2034 and left the room while it was considered.
Cllr Kennedy declared a personal, non-prejudicial, interest in application 2014/2025 as a nearby resident.

14/180P MINUTES OF THE MEETING HELD ON 2ND OCTOBER 2014
Minutes of the previous meeting were proposed, seconded, approved and signed.

14/181P MEETING OPEN TO THE PUBLIC
None wishing to speak

14/182P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1 2014/1982/LBC
Projecting hanging sign and fixed wall sign
Coach House Studio 34A Chamberlain Street Wells BA5 2PJ
RECOMMEND APPROVAL

2 2014/1924/HSE
Removal and replacement of existing balcony
3 North Grove Wells Somerset BA5 2TD
RECOMMEND REFUSAL
REASONS:
Inappropriate development not in keeping with the neighbouring properties, detrimental to the appearance of the facade of this block

3 2014/1918/LBC
Alteration to internal office space to form open plan area, meeting space and internal improvements including decorations and new carpet finish.
Wells Cathedral School Office 15 The Liberty Wells BA5 2ST
RECOMMEND APPROVAL

- 4 2014/1955/HSE
Single storey side extension and new dormer extension on the rear elevation of the main roof.
50A St Cuthbert Avenue Wells Somerset BA5 2JW
RECOMMEND APPROVAL
- 5 2014/1978/HSE
Two storey extension, front extension and internal alterations.
42 Hawkers Lane Wells Somerset BA5 3JW
RECOMMEND APPROVAL
- 6 2014/1945/ADV
Replacement MID pole sign. 5.4m high.
Wells Service Station 44 Chamberlain Street Wells Somerset BA5 2PJ
RECOMMEND APPROVAL
- 7 2014/2033/TCA
Proposed pruning of T1. Hazel and felling of T2. Thuja [replacement planting of small native species tree]
30 Chamberlain Street Wells Somerset BA5 2PJ
RECOMMEND APPROVAL
- 8 (Cllr Butt Philip left the room)
2014/2034/TCA
Propose felling of a Holly tree and Yew tree in a Conservation Area.
Church of St Thomas St Thomas Street Wells Somerset BA5 2UZ
RECOMMEND APPROVAL
(Cllr Butt Philip returned)
- 9 2014/1968/HSE
A 3 storey extension on the side elevation and a single story extension to the rear of the property.
14 Mary Road Wells Somerset BA5 2NF
RECOMMEND APPROVAL
- 10 2014/2025/FUL
Construction of single storey detached dwelling in the garden of 71 Portway, Wells.
71 Portway Wells Somerset BA5 2BJ
RECOMMEND APPROVAL with the condition that the hedge screening the neighbouring property in Durkheim Drive be retained
- 11 2014/1884/HSE
Removal of garage in the rear garden, construction of two storey extension on the rear elevation and a porch on the front elevation.
57 Bekynton Avenue Wells Somerset BA5 3NG
RECOMMEND APPROVAL

14/183P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL

Noted. Refusals were particularly noted as being in line with City Council recommendations.

14/184P 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.

14/185P ANY OTHER MATTERS OF REPORT

- i. Query as to how environmental specifications can be required on new developments. It was agreed the Neighbourhood Plan is a good place for these matters
- ii. Request for an inspection of the drainage grids in the city centre, before bad weather sets in
- iii. The broken sign at Burcott Road bus stop has been repaired by SCC.
- iv. Street light not working at entrance to Union Street car park (Chamberlain Street)
- v. Inspector's Report on the Examination into Mendip District Council's Local Plan Part 1, issued 2nd October 2014

14/186P DATE OF NEXT MEETING

The next meeting will be at **7.00pm on Thursday 6th November 2014**