

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE INDICTMENT ROOM, WELLS TOWN HALL, ON THURSDAY 18<sup>TH</sup> DECEMBER 2014 at 6.00PM

**PRESENT:** Cllrs: D Anderson (Chairman); M Brandon; T Butt Philip; A Gibson; N Kennedy; J Parkes (Vice-Chairman); G Wilson (Deputy Mayor).

**IN ATTENDANCE:** Town Clerk: F White. 2 members of the public

**14/218P APOLOGIES FOR ABSENCE**

C Briton (The Mayor)

**14/219P DECLARATIONS OF INTERESTS**

Cllrs Brandon, Gibson, Parkes, each declared a personal and prejudicial interest as members of Wells Conservative Association, in application 2014/2399.

**14/220P MINUTES OF THE MEETING HELD ON 4<sup>TH</sup> DECEMBER 2014**

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

**14/221P MEETING OPEN TO THE PUBLIC**

Agreed the public would speak as items arose.

**14/222P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

**1** 2014/2399/FUL

Erection of one storey dwelling with associated landscaping and parking  
Wells Conservative Association 7 Priory Road Wells Somerset BA5 1SR  
Cllrs Brandon, Gibson, Parkes left the room.

**RECOMMEND APPROVAL**

Cllrs Brandon, Gibson, Parkes returned.

**2** 2014/2312/FUL

Demolition of existing bungalow and the construction o 2 no. Dwellings [Resub  
2014/1746/FUL previously withdrawn]  
7 Woodacre Wells Somerset BA5 2TE

A member of the public spoke explaining objections to this application. The committee heard that the excessively high fence has already been built.

**RECOMMEND REFUSAL**

**There has been no change.**

**The Committee objects most strongly to this application.**

**Reasons as before:**

- 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.**

**3** 2014/2501/FUL  
6 new classrooms in a new two-storey block with link corridors and a new staircase.  
The Blue School Milton Lane Wells Somerset BA5 2NR  
**RECOMMEND APPROVAL**

**TREES**

**4** 2014/2387/TPO  
Proposed pruning of a Yew tree subject to Tree Preservation order M1063  
3 Mountery Close Wells Somerset BA5 2QW  
**No information available. Please supply site plan and details so that an informed response can be made.**

**5** 2014/1960/TPO  
Lime [T1] fell to ground level, grind stump; Lime [T2], fell to ground level, grind stump.  
Priory Road Wells BA5 1SZ  
**RECOMMEND APPROVAL**

**14/223P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL:**  
Noted.

**14/224P 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.

**14/225P MATTERS OF URGENT REPORT**  
I. New shop sign in Sadler Street inappropriate in the Conservation Area.  
II. Query regarding the process and information supplied to the public when making planning applications.

**14/226P DATE OF NEXT MEETING: 7.00pm on Thursday 8<sup>th</sup> January 2015**