

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 30<sup>TH</sup> APRIL 2015 AT 7.00PM

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

**IN ATTENDANCE:** Town Clerk: F White  
1 member of the public

**15/74P APOLOGIES FOR ABSENCE**  
Cllrs T Butt Philip

**15/75P DECLARATIONS OF INTERESTS**  
Cllrs Briton, Parkes and Wilson each declared a personal and non prejudicial  
interest in application 2015/0830 as trustees of Wells Almshouses.  
See also 15/78P8.

**15/76P MINUTES OF THE MEETING HELD ON 16<sup>th</sup> APRIL 2015**  
Minutes of the previous meeting were proposed, seconded, approved and  
signed.

**15/77P MEETING OPEN TO THE PUBLIC**  
None wishing to speak

**15/78P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**

- 1 2015/0601/HSE  
Proposed enlargement of existing vehicular access from 3m wide to 5m wide.  
3 Mountery Close Wells Somerset BA5 2QW  
**RECOMMEND APPROVAL**
- 2 2015/0704/FUL  
Replacement of external self service machine.  
1 Market Place Wells Somerset BA5 2RN  
**RECOMMEND APPROVAL**
- 3 2015/0655/LBC  
Internal improvement work, generally decorations and reconfiguration of  
bathrooms.  
16 Vicars Close Wells Somerset BA5 2UJ  
**RECOMMEND APPROVAL**

- 4 2015/0741/VRC  
Application for variation of condition 4 (external facing stonework) of planning permission 2014/2087/FUL.  
Dolphins Lovers Walk Wells Somerset BA5 2QL  
**RECOMMEND APPROVAL**
- 5 2015/0677/HSE  
New garage roof and new ground floor windows and doors.  
Bower House 8 North Road Wells Somerset BA5 2TJ  
**RECOMMEND APPROVAL**
- 6 2015/0688/HSE  
Alterations to existing site accesses  
Bower House 8 North Road Wells Somerset BA5 2TJ  
**RECOMMEND APPROVAL**
- 7 2015/0754/REM  
Application for approval Reserved Matters (layout, scale, appearance and landscaping) relating to erection of new headquarters building on Site D.  
Gate Lane Wells Somerset BA5 1TU  
**RECOMMEND APPROVAL**
- 8 2015/0743/FUL  
Erection of single storey rear extension along with new Single storey porchway  
30 Drake Road Wells Somerset BA5 3LE  
(Cllr Briton declared a personal and non prejudicial interest as close associate with the owner)  
**RECOMMEND APPROVAL**
- 9 2015/0859/HSE  
Retrospective permission for demolition of single storey extension and construction of two storey extension (resubmission of approved application 2014/2300/HSE due to extension being built larger than approved).  
70 Burcott Road Wells Somerset BA5 2EQ  
**RECOMMEND REFUSAL**  
**Reasons: The committee does not consider it acceptable to approve a development that has been built contrary to permitted limits.**  
**Comment:**  
**Why was this mistake in dimension not detected at inspection of the foundations?**
- 10 2015/0717/HSE  
Extension to rear of property.  
Noel Cottage Mill Street Wells Somerset BA5 2AS  
**RECOMMEND APPROVAL**

- 11 2015/0747/FUL  
Demolition of an existing single storey rear extension and drama block. New construction of a single story pupil bedrooms and two storey tutor accommodation with associated landscape works.  
Ritchie House 9 New Street Wells Somerset BA5 2LD  
**RECOMMEND REFUSAL**  
**Reasons:**
- i. **Design not in keeping with the conservation area**
  - ii. **Height intrusive to the neighbouring properties**
  - iii. **Inadequate construction site access from The Liberty will cause unacceptable traffic problems**

- 12 2015/0830/LBC  
Installation of curved rail stair lift to communal staircase.  
Bubwiths Almshouses Priest Row Wells Somerset BA5 2QE  
**RECOMMEND APPROVAL**

**TREES:**

- 13 2015/0853/TCA  
Proposed felling of a Silver Birch tree in a Conservation Area  
2 Priory Place St Johns Street Wells BA5 1SP  
**RECOMMEND APPROVAL - No objection on condition that a suitable replacement tree is planted**

**15/79P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL**  
Noted.

**15/80P DELEGATED RESPONSIBILITIES**  
To delegate authority to the Town Clerk in consultation with the Chairman and Vice-Chairman (or with the Mayor and Deputy Mayor during the election period), to decide any urgent matters arising before the next meeting:  
Resolved.

**15/81P MATTERS OF URGENT REPORT**

- i. The Chairman and Vice-Chairman were thanked for their work on the committee the last few years and all they had done over many years past.
- ii. An amendment to application 2015/0334ADV was received, there was a short discussion. It was agreed that the Mayor will report back to the Cathedral office.
- iii. Cllr Parkes offered to come and speak to the new council about the need for further extension to the Cemetery.

**15/82P DATE OF NEXT MEETING: 7.00pm on Thursday 28<sup>th</sup> May 2015**