

**WELLS CITY COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE**  
**HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 3<sup>rd</sup> MAY**  
**2012, 6.00PM.**

**PRESENT:** Cllrs: N Kennedy (Chairman); D Unwin (the Mayor);  
D Anderson (Vice-Chairman); A Gibson; C Briton.

**IN ATTENDANCE:** Town Clerk: Felicity White.  
3 representatives from St Cuthbert Out Parish Council

**12/110P APOLOGIES FOR ABSENCE**  
Cllrs: J Mitchell; M Brandon.

**12/111P DECLARATIONS OF INTERESTS**  
Cllr Unwin (The Mayor) declared an interest as member of Mendip District Council Planning Board.  
Cllrs Unwin, Gibson and Briton each declared a personal interest in application 2012/0700; Cllrs Gibson and Briton as residents of St Cuthbert Out, Cllr Unwin as owner of a business opposite the site.  
See also 12/119P.

**12/112P DISTRICT COUNCIL MEMBERS** (Cllr Unwin)  
It is formally recorded that the participation of those City Councillors who are also members of Mendip District Council in both the debate and any subsequent vote on matters contained in this agenda is on the basis that the views expressed are preliminary views taking account of the information currently available to the City Council. The District Councillors reserve their final views on any planning application until they are in full possession of all relevant information both for and against.

**12/113P MINUTES OF THE MEETING HELD ON 19<sup>th</sup> April 2012** were approved and signed.

**12/114P MEETING OPEN TO THE PUBLIC**  
None wishing to speak.  
Members from St Cuthbert Out were invited to join the discussion during consideration of application 2012/0700.

**12/115P 1 PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**  
**2012/0700** – Outline Planning Permission (some matters reserved)  
Thales Properties Limited – **Thales, Wookey Hole Road, Wells BA5 1AA**  
Outline application for residential development (indicative layout of 188 units), Including means of access.  
The Chairman explained the City Council is being consulted on this application courtesy of MDC, due to the potential impact on the city. He emphasised that the application is for outline permission only at this stage.  
(Cllr Anderson arrived)  
There was a lengthy discussion and consideration of the information provided. In conclusion the following points were agreed:  
1. The Committee is pleased to see re-development of the site.  
2. Pleased to see bungalows on the frontage to Wookey Hole Road.  
Concerns:  
1. The proximity of the development to dwellings at Dairy Close.  
2. Grave concerns regarding road safety:  
This is a busy narrow stretch of road, used by service and school buses; its proximity to Underwood Park means that it is in constant use by large commercial

vehicles. There are other road turnings off Wookey Hole Road, both commercial and residential. The Committee feels that the development proposal will encourage unacceptable parking of vehicles along this road. The Council would wish to discourage parking on this road and promote use of public transport.

3. The map provided with the plans is insufficient, making it very difficult to interpret how 188 dwellings would be placed on the site. There appears to be over-development of the site.
4. The Committee requests a presentation from the applicant to explain the plans.

- 2        **2012/0750** – Listed Building Consent  
Mr R Gannicott – 5 New Street, Wells BA5 2LA  
Replacement of existing timber sliding sash windows with new timber French windows in modified openings of the same width as existing; extended stone surrounds to match existing.  
**RECOMMEND APPROVAL**
- 3        **2012/0356** – Full Planning Permission – 8 weeks  
Mr Warren Leavens – **The Blue School, Kennion Road, Wells BA5 2NR**  
Erection of a garden building/store  
**RECOMMEND APPROVAL**
- 4        **2012/0815** – Householder Planning Permission  
Mr Richard Weston – **68 Balch Road, Wells BA5 2BX**  
Erection of a conservatory  
**RECOMMEND APPROVAL**
- 5        **2012/0807** – Advertisement Consent  
Nikal Ltd - **Land at East Somerset Way, Wells**  
Provision of one advertising signboard on land adjoining East Somerset Way  
**RECOMMEND APPROVAL**  
**Comment: ensure it is only for the 5 years, not permanent.**
- 6        **2012/0826** – Listed Building Consent  
Mr Miles Chapman – **Sherston Inn, Priory Road, Wells BA5 1SU**  
Install new internal fire escape stair from first floor. Open up stepped link between first floor letting rooms. Form new door opening to create new ensuite bathroom. Install 3no partitions with doors to protect new stair.  
**RECOMMEND APPROVAL**
- 7        **2012/0909** – Householder Planning Permission  
Mr and Mrs Robinson - **6 St Cuthbert Way, Wells BA5 2JL**  
Proposed alterations and extensions to dwelling  
**RECOMMEND APPROVAL**
- 8        **PROPOSED TELEFONICA BASE STATION INSTALLATION AT KUDOS NIGHTCLUB, PRIORY ROAD, WELLS BA5 1SZ**  
Agreed to accept.
- 12/116P    **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL –**  
**Noted**  
**APPROVED:**
- 2        **2012/0402** – Householder Planning Permission  
62 Jocelyn Drive, Wells BA5 2HA  
Retrospective application for a rear single storey extension  
Noted this retrospective application was approved.
- 12/117P    **DELEGATED RESPONSIBILITIES**

To delegate authority to the Town Clerk in consultation with the Chairman, to decide any urgent matters arising before the next meeting: Resolved.

**12/118P ANY OTHER MATTERS OF REPORT**

Cllr Briton enquired about the new Neighbourhood Plans being introduced under the Localism Act; after discussion it was agreed to invite John Meeker, Senior Planning Officer, MDC to provide a training session to explain how this would work; other members would be invited to attend.

(During discussion Cllrs Unwin and Kennedy each declared a personal interest as Trustees of the Almshouses).

**12/120P** To note that the date of the next meeting will be **Thursday 17<sup>th</sup> May 2012, at 6:00pm**