

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 4TH DECEMBER 2014 at 7.00PM

PRESENT: Cllrs: D Anderson (Chairman); M Brandon; C Briton (The Mayor); T Butt Philip; N Kennedy; J Parkes (Vice-Chairman).

IN ATTENDANCE: Town Clerk: F White.

14/208P APOLOGIES FOR ABSENCE

Cllrs: Gibson; Wilson

14/209P DECLARATIONS OF INTERESTS

None declared

14/210P MINUTES OF THE MEETING HELD ON 20TH NOVEMBER 2014

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

14/211P MEETING OPEN TO THE PUBLIC

None present

14/212P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2014/2288/LBC
Replacement of 2 windows on the front elevation with new timber double glazed windows.
92 St. Thomas Street Wells Somerset BA5 2UZ
RECOMMEND APPROVAL
- 2** 2014/2300/HSE
Demolish existing single storey rear extension and construction of a two storey extension on the rear elevation.
70 Burcott Road Wells Somerset BA5 2EQ
RECOMMEND APPROVAL
- 3** 2014/2284/HSE
Installation of two velux rooflights to west side of roof [rear elevation] and velux sun tunnel to the east side of roof [front elevation], and replace back door with a window.
4 Anseres Place Wells Somerset BA5 2RT
RECOMMEND APPROVAL
- 4** 2014/1992/FUL
Single storey extension to front [east] elevation to form new living and dining space, and a two storey enclosed stairwell extension to rear [west] elevation.
Somerset Care Ltd, Fletcher House Glastonbury Road Wells Somerset BA5 1TN
RECOMMEND APPROVAL
- 5** 2014/1806/LBC
Partial demolition of existing rear flat roofed structure, and the construction of a new single

storey rear extension, and the installation of 2 no. rear french doors on the rear elevation. Internal alterations to include replacement of stair partition with timber balustrade, to attic room and the insertion of rooflights on the rear sloping roof. Redecorate front elevation including all windows and doors and repair of stonework to gable quoining.

5 Priest Row Wells Somerset BA5 2PY

RECOMMEND APPROVAL

6

2014/1805/HSE

Partial demolition of existing rear flat roofed structure, and the construction of a new single storey rear extension including the addition of 2 no. french doors on the existing rear wall. [amended plans received 12th November 2014]

5 Priest Row Wells Somerset BA5 2PY

RECOMMEND APPROVAL

Comment: Members have some concerns about the possibility of overlooking from the flat roof / balcony into neighbouring properties.

TREES

7

2014/2318/TCA

Proposed felling of four trees [nos. 187, 244, 170, 275] and pruning of one tree [no. 308] in a Conservation Area

The Cedars 15 North Liberty Wells Somerset BA5 2ST

RECOMMEND APPROVAL

Comment: Request replacement planting with native species if possible.

14/213P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL

Noted.

14/214P CONSULTATION (SOMERSET COUNTY COUNCIL)

Consultation on proposed works, pedestrian safety: New Street, Wells.

Approved; no additional comments.

14/215P 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.

14/216P ANY OTHER MATTERS OF REPORT

- i. Hedges overgrown at Dulcote
- ii. Map request from St Cuthbert's church
- iii. City Milepost at Glastonbury Road

14/217P DATE OF NEXT MEETING: 6.00pm on Thursday 18th December 2014

Followed by the City Council meeting at 7pm