

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 19TH FEBRUARY 2015 AT 7.00PM

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

IN ATTENDANCE: Town Clerk: F White; 4 members of the public

15/27P APOLOGIES FOR ABSENCE Cllr A Gibson

15/28P DECLARATIONS OF INTERESTS None declared

15/29P MINUTES OF THE MEETING HELD ON 5TH FEBRUARY 2015
Minutes of the previous meeting were proposed, seconded, approved and signed.

15/30P MEETING OPEN TO THE PUBLIC None wishing to speak

15/31P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

- 1** 2015/0210/HSE
Replace 3 no windows to front elevation of existing dwellinghouse.
11 Southover Wells BA5 1UG
RECOMMEND APPROVAL

- 2** 2015/0167/HSE
Proposed first floor extension to replace existing 'conservatory' extension, accompanied by internal alterations.
68 Kings Castle Road Wells Somerset BA5 3LT
RECOMMEND APPROVAL

- 3** 2015/0020/HSE
Installation of garage door to pre-existing 'single' car port.
32 West Street Wells Somerset BA5 2HG
RECOMMEND APPROVAL

- 4** 2015/0176/FUL
Replacement of existing windows with new UPVC double glazed.
64 Burcott Road Wells Somerset BA5 2EQ
RECOMMEND APPROVAL

- 5** 2015/0178/HSE
The demolition of existing single storey garage and kitchen and a two storey side extension and single storey rear extension.
106 St Cuthbert Avenue Wells Somerset BA5 2JS
RECOMMEND APPROVAL

- 6 2015/0236/VCR
Application for variation of condition 2 (approved drawings) following grant of planning permission 2012/1000.
Former Nutricia Site Glastonbury Road Wells Somerset
To seek information from the Planning Officer to explain the difference and then to be decided under delegated authority
- 7 2015/0213/LBC
Reinstate the railings to the front of the house.
The Cedars 15 North Liberty Wells Somerset BA5 2ST
RECOMMEND APPROVAL
- 8 **TREE** 2015/0188/TPO
Proposed works to 31 x Lime trees subject to Tree Preservation Order M1203 - crown lift up to a max of 6m to give a clearance over the carriageway, footway and properties; selective crown reduction of lateral branches to give a maximum clearance from the property of 3.5m; crown clean by removing, dead, diseased dying branches, stumps, snags, broken or rubbing branches, including removal of unwanted epicormic growth and ivy as required.
Priory Road Wells
RECOMMEND APPROVAL
- 15/32P TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL:**
Noted.
Cllr Butt Philip reported application 2014/1552/FUL East Somerset Way was rejected by MDC Planning Board meeting 18th February.
- 15/33P NEIGHBOURHOOD PLAN** To consider the draft Wells Neighbourhood Plan:
Mr l'Anson, Wells Neighbourhood Plan Steering Group, was invited to speak and to answer questions. The Chairman asked members to comment on the planning content of the draft. :The following points were raised:
- i. To look at evidence regarding need for 2-3 bedroom homes and consider wording to include this requirement
 - ii. To ensure provision of adequate space for future cemetery extension
 - iii. Safeguarding of the small open spaces within the city, notably the sports fields and the small play areas: to take this opportunity to protect these as permanent open spaces
- 15/34P 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.
- 15/35P MATTERS OF URGENT REPORT**
- i. Training for future Planning Committee members: this is likely to be provided free of charge by Mendip District Council
 - ii. Litter on the relief road verges
 - iii. A site meeting has been held with SCC Highways regarding the poor state of areas of the Market Place
- 15/36P DATE OF NEXT MEETING: 7.00pm on Thursday 5TH March 2015**