

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN
THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 20th JUNE 2013 at
7.00pm.

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

IN ATTENDANCE: Town Clerk: F White.
Cllr D Unwin. 8 members of the public.

13/106P APOLOGIES FOR ABSENCE
Cllrs: C Briton (Deputy Mayor).

13/107P DECLARATIONS OF INTERESTS None.

13/108P MINUTES OF THE MEETING HELD ON 6th June 2013 were proposed, seconded,
approved and signed.

13/109P MEETING OPEN TO THE PUBLIC Arrangements were made for people to speak as
matters arose during the meeting.

13/110P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

It was agreed to vary the order on the agenda.

1 **2013/1110** – Listed Building Consent
Lloyds Banking Group – **Lloyds TSB Bank Plc, 24 High Street, Wells BA5 2SJ**
New Signage.
A letter was received from the Civic Society.
RECOMMEND APPROVAL

2 **2013/1169** – Listed Building Consent
Lloyds Banking Group – **Cheltenham & Gloucester Plc, 42 High Street, Wells BA5**
2SN
Installation of new ATM through shop-front.
RECOMMEND APPROVAL

3 **2013/1036** – Outline Planning Permission (all matters reserved)
Mrs Chris Charles – **12 North Road, Wells BA5 2TJ**
Outline application for the erection of a detached dwelling to the rear of 12 North Road.
Associated alterations to parking and access and creation of new access, including the
erection of detached garages/outbuildings
Members of the public spoke both for and against this application.
Members voted on the proposal to recommend refusal; this was unanimously resolved.
RECOMMEND REFUSAL
REASONS:

- i. **Concerns about potential size and massing of the final development;**
potentially inappropriate over-development of the site; impact on nearby
Conservation Area and overlooking. Unable to recommend approval for
Outline permission due to lack of detail regarding any final development.
- ii. **Concerns about access, parking and turning; road safety. The proposed**
access and turning space do not appear adequate.

4 **2013/1166** – Full Planning Permission – 8 weeks
Mr Alastair Brown – **Waitrose, Whiting Way, Wells**
The Installation of an external horticulture display unit to the forecourt of the new
Waitrose store on Whiting Way (currently in construction – Planning ref: 2009/1908)
RECOMMEND REFUSAL
REASONS:

- i. **Inappropriate construction materials**
- ii. **Inappropriate position – should be inside the store**

- 5 **2013/1229** – Householder Planning Permission
Mr & Mrs Michael Main – **Lanteglos House, St Thomas Street, Wells BA5 2UZ**
Insertion of a new window on the ground floor of the south elevation of the existing dwelling, which is 4m away from the boundary wall
Request extension to re-present to City Council Committee meeting on 4th July.
- 6 **2013/1178** – Variation Removal of condition – 13 weeks
Mr Peter Knell – **Cedars Field, The Liberty, Wells BA5 2SX**
Variation of condition 2 (drawing no. list) of planning permission 2012/2025 granted for the erection of a music recital hall and sports pavilion in order to substitute approved drawings to make the following amendments to the development. Recital hall: raising the ground and first floor levels without raising the upper level parapet, introduction of a window seat within each of the large glazed openings, reduce the road width between the recital hall and the pavilion, omission of the roof top attenuation chamber and replacement with a louvred screen, omission of the timber to the plant area and finish in render, omission of the “wind catcher” on the low level roof above the foyer, modify the grass amphitheatre to reduce the amount of soil removed from the site and omit the external staircase to the rear of the cricket pavilion.
RECOMMEND APPROVAL
- 7 **2013/1263** – Listed Building Consent
Mr Peter Knell – **16 Sadler Street, Wells, Somerset BA5 2SE**
Replace existing back doors to nos 16-18 Sadler Street, replace living room door to no. 16, add handrails to first and second floor stairs and ground floor to intermediate landing. Reposition doors to rooms 10 and 11 and construct partitions and reposition door to room 9, all in no 18 Sadler Street
RECOMMEND APPROVAL
- 13/111P **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL -**
Noted.
- 13/112P **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.
- 13/113P **ANY OTHER MATTERS OF REPORT**
Barratt Homes have asked if the City Council would like to suggest street names for the new development at the old Clares site; they will be invited to the next meeting.
- 13/114P The next meeting will be **at 7:00pm on Thursday 4th July 2013.**