

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 20TH FEBRUARY 2014 at 7.00pm.

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

IN ATTENDANCE: Town Clerk: F White.

14/20P APOLOGIES FOR ABSENCE

C Briton (Deputy Mayor); A Gibson; N Kennedy.

14/21P DECLARATIONS OF INTERESTS

None. See **14/24P 8**.

14/22P MINUTES OF THE MEETING HELD ON 6TH FEBRUARY 2014

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

14/23P MEETING OPEN TO THE PUBLIC

None present.

14/24P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1** 2014/0031/FUL
Erection of a dwelling.
Plot Adjacent to Highgate House, Gate Lane, Wells, Somerset BA5 1UB
RECOMMEND APPROVAL
- 2** 2014/0133/HSE
The construction of parking bays at the front of Nos 3 & 5 Bath Road. (Please note that the application is a joint application by Mr Nick Robinson (No5 Bath Road and Mr Peter Eade (No3 Bath Road).
3 and 5 Bath Road, Wells, Somerset BA5 3HP
RECOMMEND REFUSAL
REASONS:
- i. Loss of on-street parking**
 - ii. Inappropriate development of the Victorian terrace**
 - iii. Insufficient room for vehicle turning will cause hazard to pedestrians**
- 3** 2014/0158/HSE
Widen access to highway.
44 North Road, Wells, Somerset BA5 2TL
RECOMMEND APPROVAL
- 4** 2014/0092/HSE
Proposed first floor extension.
111 Portway, Wells, Somerset BA5 2BR
RECOMMEND APPROVAL
- 5** 2014/0086/HSE
Proposed single storey rear extension and replacement front windows.
5 South Street, Wells, Somerset BA5 1SJ
RECOMMEND APPROVAL

- 6** 2014/0012/HSE
Proposed two storey extension to the rear and single storey extension to front.
50 Ash Lane, Wells, Somerset BA5 2LS
RECOMMEND APPROVAL
- 7** 2013/1474
Install 16 x 250 watt photovoltaic solar panels to the South facing roof aspect.
Old Mill House, Dulcote, Wells, Somerset BA5 3NU
NOT IN THIS PARISH
- 8** 2014/0062/LBC
Removal of unsound 'repaired' sections of the roof. Installation of steel beams to provide support for new roof structure and the remaining elements of the historic hardwood 'cruck' roof timbers.
Oxfam Shop, 59-61 High Street, Wells, Somerset BA5 2AG
(Cllr Brandon declared a personal and non-prejudicial Interest as neighbour)
RECOMMEND APPROVAL
- 9** **TREES**
2014/0082/TCA
Proposed pruning of a Maple and Mulberry tree.
14 Chamberlain Street, Wells, Somerset BA5 2PF
RECOMMEND APPROVAL
- 14/25P** **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL** Noted.
- 14/26P** **SOMERSET COUNTY COUNCIL**
2013/2567
Retention within the existing school site of a temporary portakabin building [unit 278 (E489TF)] together with the access ramp and continued use as an Educational Therapy unit.
St. Cuthbert's C of E Junior School, Keward Avenue, Wells, Somerset BA5 1TS
Planning Permission Granted. Noted.
- 14/27P** **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.
- 14/28P** **ANY OTHER MATTERS OF REPORT**
i. Loose paving slab in High Street
ii. Parking in Priory Road
- 14/29P** **DATE OF NEXT MEETING**
The next meeting will be at 7.00pm on Thursday 6th March 2014