

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

PRESENT: Cllrs: D Anderson (Chairman); C Briton (The Mayor); M Brandon; A Gibson; N Kennedy; J Parkes; G Wilson (Deputy Mayor)

IN ATTENDANCE: Town Clerk: Felicity White; RFO: S Luck
Cllrs J Osman, J North
Representatives of applicants
Approximately 12 members of the public
1 member of the press

14/149P APOLOGIES FOR ABSENCE: Cllr T Butt Philip

14/150P DECLARATIONS OF INTERESTS
Cllr Gibson declared a personal, non-prejudicial interest in application 2014/1522, as personal associate of the landowner.

14/151P MINUTES OF THE MEETING HELD ON 14TH AUGUST 2014
Minutes of the previous meeting were proposed, seconded, approved and signed.

14/152P MEETING OPEN TO THE PUBLIC
It was agreed that members of the public would speak as each item arose.

14/153P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1 2014/1522/OTS
Outline application (all matters reserved except access) for the construction of up to 220 dwellings (C3), open space and drainage infrastructure, formation of new means of vehicular access on A371 and associated highway works, and associated infrastructure. Land North of the A371 and West of Wells, Somerset
The committee heard presentations on behalf of the applicants and of residents. See information attached. There was discussion of matters relating to the emerging Local Plan. Opportunity was given for the public to speak and for Councillors to ask questions.

RECOMMEND REFUSAL

REASONS: (1 – 17)

Granting Planning Permission for the premature release of the Future Growth Area west of Wells would:

1. Compromise the 5 year housing supply figure from 2019 onwards.
2. Cause infrastructure problems as the Infrastructure & Development Plan will not provide the services in time to meet the demand from the additional households
3. Cause urban coalescence of west Wells with Haybridge. The distinct and compact character of the hamlet of Haybridge is lost
4. Interfere with the unique character of the city of Wells; with its concept as a designated Conservation Area and the aspect from the surrounding AONB.
5. Remove the amenity value of this land to the local people.
6. Fail to address the need to increase employment opportunity in Wells by attracting small manufacturing businesses.

7. Land supply is finite and that the site is an agricultural resource as it is pasture (for cows, sheep and horses) as well as providing silage, maize and grain feed crops. Building more houses is unsustainable if brown field sites are not used first.
8. Give no commitment to any definite level of affordable housing provision
9. Result in 70 more houses than the Future Growth Area's maximum of 150 dwellings
10. Take up an area that is considerably larger than the Future Growth Area detailed in the Local Plan resulting in a loss of 11.6 acres (45%) of the planned green gap
11. Be contrary to Core Policy 2 and Core Policy 10 of the Local Plan as it will prevent any local input into the Development Brief for the west of Wells developments, specifically excluding them from requesting the substantive infrastructure and community facilities necessary to support the residents of the 498 new houses planned for this area.
12. Be contrary to Core Policy 2 of the Local Plan as there is no evidence in the planning application that any of the 3 conditions required for the release of the Future Growth Area have been met:
 - i. The Site Allocations Process completed.
 - ii. Evidence that the rate or volume of housing should increase.
 - iii. A better pattern of development is required.
13. Be contrary to Development Policy 4 of the Local Plan as it will significantly degrade the quality of the local landscape forever.
14. Be an unacceptable risk because without certainty on bat numbers, future land management processes and household controls there can be no certainty that this nationally important area (which is in a designated Special Area of Conservation) will maintain its current capability to support our endangered species of Horseshoe bats.
15. Block the existing wildlife migration route through this area.
16. Create heavy usage of a new traffic access onto a blind corner on the A371 (a busy fast road)
17. Create an essential 'emergency access' route through existing congested residential streets

2

2014/1221/FUL

Extensions and alterations of the Elim Connect Centre.

Elim Connect Centre, Portway, Wells, Somerset BA5 2BE

The committee heard representations for and against the application.

DECISION: RECOMMEND REFUSAL

The City Council wishes to state its full support and appreciation for all the work of the Connect Centre.

Reasons for recommending refusal of this application:

- i. **Inappropriate design and materials**
- ii. **Over-development of the site**
- iii. **Concerns about over-looking neighbouring properties**
- iv. **Concerns about lack of parking**

Comment: The Committee is concerned that the consultation with nearby residents was perceived as ineffective

(Cllr Brandon left the meeting)

3

2014/1517/HSE

Demolition of existing rear ground floor extension; replacement with new ground floor extension with double pitched roof and 2 roof-lights; replacement of dormer window at rear attic with new dormer with lead flashing; internal refurbishment including new upstairs bathroom.

22 Bath Road, Wells, Somerset BA5 3LG

DECISION: RECOMMEND APPROVAL

- 4 2014/1462/HSE
Proposed single storey rear extension.
19 Bath Road, Wells, Somerset BA5 3HP
DECISION: RECOMMEND APPROVAL
- 5 2014/1583/FUL
Change of use from retail A1 to office A2.
17 Sadler Street, Wells, Somerset BA5 2RR
DECISION: RECOMMEND APPROVAL
- 6 2014/1612/FUL
Proposed conversion of attached 2 storey outbuilding into ancillary habitable accommodation including glazed oriel screen to provide first floor access, fenestration alterations including removal of existing boundary timber fencing to be replaced with a 2400mm high roughcast rendered wall.
Pear Tree House, St Andrew Street, Wells, Somerset BA5 2UR
DECISION: RECOMMEND APPROVAL
- 7 2014/1473/FUL
Erection of single dwelling on land adjacent to 37 Jocelyn Drive, Wells, Somerset BA5 2ER
37 Jocelyn Drive, Wells, Somerset BA5 2ER
DECISION: RECOMMEND REFUSAL
REASONS:
I. **Over-development of the site**
II. **Inappropriate development in the street scene**
- 8 14/1552/FUL
The erection of new commercial units comprising Class A1 retail and complementary Class A3/A5 uses, landscaping, car parking and associated works at land at East Somerset Way, Wells.
Land At East Somerset Way, Wells, Somerset BA5 1UA
DECISION: RECOMMEND APPROVAL
- 9 2014/1669/LBC
Internal alterations and conversion of window openings into doorways.
12 Chamberlain Street, Wells, Somerset BA5 2PF
DECISION: RECOMMEND APPROVAL
- 10 2014/1700/VRC
Variation of condition 3 (hours of use) of permission 2013/1349 to extend hours of use for A3 Use of premises to 0800 – 2200 hours Monday – Saturday.
Town Hall Buildings 2, Wells, Somerset BA5 1SE
DECISION: RECOMMEND APPROVAL
- 11 2014/1072/HSE
Proposed first floor side extension and replacement of existing conservatory/glasshouse with two storey rear extension. (Amended plans received 18th August 2014.)
2 Fir Tor Avenue, Wells, Somerset BA5 2LY
DECISION: INSUFFICIENT INFORMATION SUPPLIED

- TREES:**
- 12** 2014/1600/TCA
Proposed pruning of 3 x Yew trees and 1 x Holly tree in a Conservation Area.
Church of St Thomas, St Thomas Street, Wells, Somerset BA5 2UZ
DECISION: RECOMMEND APPROVAL
- 13** 2014/1596/TCA
Proposed felling of 3 trees in a Conservation Area.
18 Chamberlain Street, Wells, Somerset BA5 2PF
DECISION: RECOMMEND APPROVAL
- 14/154P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL**
Noted.
- 14/155P S 106 CONTRIBUTIONS**
Information was received from Mendip District Council. It was agreed to recommend that the funds be used for refurbishment of the small play areas in the city.
- 14/156P 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.
- 14/157P ANY OTHER MATTERS OF REPORT**
- i. Hedges overgrown at East Somerset Way
 - ii. Visitor information maps in need of renewal
 - iii. Litter bins not being emptied
 - iv. bus stop sign damaged at Burcott Road
- 14/158P DATE OF NEXT MEETING**
The next meeting will be at **7.00pm on Thursday 18th September 2014**