

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 8TH JANUARY 2015 AT 7PM

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

IN ATTENDANCE: Town Clerk: F White.

15/01P APOLOGIES FOR ABSENCE

Cllr T Butt Philip

15/02P DECLARATIONS OF INTERESTS

Cllrs Briton and Parkes, each declared a personal interest as trustees of Wells Almshouses, in application 2014/2503.

15/03P MINUTES OF THE MEETING HELD ON 18TH DECEMBER 2014

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

Matter Arising Ref. 14/222P 4

2014/2387/TPO

Proposed pruning of a Yew tree subject to Tree Preservation order M1063

3 Mountery Close Wells Somerset BA5 2QW

Information received.

Decision:

RECOMMEND APPROVAL

15/04P MEETING OPEN TO THE PUBLIC

None present.

15/05P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1

2014//2486/HSE

Erect single storey front extension with habitable attic space and erection of detached garage/store building

Fairhaven Silver Street Wells Somerset BA5 1UN

RECOMMEND APPROVAL

2

2014/2503/LBC

Leadwork to the verge details and re-pointing the front and gable elevations

Llewellyns Almshouses Priest Row Wells Somerset BA5 2PZ

RECOMMEND APPROVAL

3

2014/2487/APP

Application for approval of details reserved by conditions 1-6 of planning permission

2013/2073 including conditions 3 [joinery and rooflights] and 4 [obscure glazing].

2 St Cuthbert Street Wells Somerset BA5 2AW

RECOMMEND APPROVAL

- 4 2014/2530/HSE
Two Storey Side Extension.
41 Keward Avenue, Wells, BA5 1TS
RECOMMEND REFUSAL
Reasons:
i. The proposal appears to protrude in front of the building line of the properties in Somerleaze Close.
ii. Unacceptable impact on the adjoining property, potentially becoming terraced instead of semi-detached.
Comment:
If permission were to be granted, the Committee would expect a condition that the extension must not be permitted to become a separate dwelling.
- 5 2014/2575/HSE
Porch extension to the front of the dwelling, single storey rear extension and patio extension to the rear elevation.
SirronPortway, Wells, BA5 2BB
RECOMMEND APPROVAL
- 6 2014/2589
Erection of a first floor side extension and single storey rear extension.
Kemberley 2A North Road, Wells, BA5 2TJ.
RECOMMEND APPROVAL
- 7 2014/2537/HSE
New single storey conservatory on the rear elevation.
19 Bath Road, Wells, BA5 3HP
RECOMMEND APPROVAL
- TREES**
- 8 2014/2375/TCA
T2. Horse chestnut – raise canopy to 3.5m. T3 Group – Fir tree (30%) reduction. Hazel and Holly – reduce by up to 30%
Monterye Lodge, St Thomas Street, Wells, BA5 2UU.
RECOMMEND APPROVAL
- 9 2014/2374/TCA
Proposed felling of a Beech tree in a Conservation Area.
The Bungalow, Monterye Lodge, St Thomas Street, Wells, BA5 2UU.
RECOMMEND APPROVAL
Comments:
i. The Committee would expect the Tree Officer to view this site.
ii. The Committee requests a replacement tree be planted elsewhere.
- 15/06P **TO RECEIVE NOTIFICATION OF DECISIONS FROM MENDIP DISTRICT COUNCIL:**
Noted.

15/07P 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.

15/08P MATTERS OF URGENT REPORT

- i. 2014/1522 land north of A371 and west of Wells
This application will be heard by the MDC Planning Board on 21st January. Arrangements were agreed for the City Council to send representation to speak to the Board, on the basis of the objections already submitted.
- ii. Ref.14/225Pi. Shop front in Sadler St: agreed members would look at this again.
- iii. Cobble stones in the Market Place in need of repair. f.a.o. SCC Highways
- iv. Collapsed wall on pavement at Westfield Road. f.a.o. Aster Homes.
- v. Notification received: St Thomas St Post Office moving to Budgens, Wells Road. Date to be confirmed.
- vi. Application 14/00056 Land off Elm Close, Wells appeal against refusal of planning permission WITHDRAWN by the applicant.

15/09P DATE OF NEXT MEETING: 7.00pm on Thursday 22th January 2015