

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 22ND JANUARY AT 7.00PM

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

IN ATTENDANCE: Town Clerk: F White; 2 members of the public

15/10P APOLOGIES FOR ABSENCE

C Briton (The Mayor)

15/11P DECLARATIONS OF INTERESTS None declared

15/12P MINUTES OF THE MEETING HELD ON 8TH JANUARY 2015

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

15/13P MEETING OPEN TO THE PUBLIC None wishing to speak

15/14P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:

1 2014/2612/HSE
New ground floor single storey extension on the rear elevation including the installation of a rooflight.

3 North Grove Wells Somerset BA5 2TD

DECISION: RECOMMEND APPROVAL

2 2014/2434/LBC
Retaining original stone fireplace surround but removing the redundant modern gas fire and brick infill. Replacing this with Victorian cast iron insert fireplace and stone hearth.

5 St Thomas Terrace St Thomas Street Wells Somerset BA5 2XG

DECISION: RECOMMEND APPROVAL

3 2014/2748/HSE
Demolition of existing garage and construction of detached home office and widening of existing driveway.

20 Somerleaze Close Wells Somerset BA5 1UD

DECISION: RECOMMEND APPROVAL

Comment:

If the new development is ever increased in size it should remain as business, not domestic use.

4 2014/2695/FUL
Replacement of external self service machine.

1 Market Place Wells Somerset BA5 2RN

DECISION: RECOMMEND APPROVAL

5 2014/2703/HSE
Conversion of existing garage, rear single storey extension, internal alterations and detached single garage with alterations to driveway.

4 Dairy Close Wells Somerset BA5 2ND

DECISION: RECOMMEND APPROVAL

6 2014/2732/HSE
Demolition of existing single storey masonry and render mono pitched roof lean to extension to cottage. Construction of two storey extension in rough stone with continuation of cross gable roof.
Tor Hill Cottage Constitution Hill Wells BA5 3NT
DECISION: RECOMMEND APPROVAL

7 2014/2733/LBC
Demolition of existing single storey masonry and render mono pitched roof lean to extension to cottage. Construction of two storey extension in rough stone with continuation of cross gable roof.
Tor Hill Cottage Constitution Hill Wells BA5 3NT
DECISION: RECOMMEND APPROVAL

8 2014/2668/HSE
Single Storey side extension with incorporated garage.
8 Allens Lane Wells Somerset BA5 3NQ
DECISION: RECOMMEND APPROVAL

TREES

9 2014/2685/TPO
Cedar of Lebanon [T1] – Reduce main stem to monolith at approximately 8 to 10 metres from ground level. Retain the two principal laterals on north aspect at 1 metre and 3 metres.
Reasons – Works were agreed at a site meeting with Bo Walsh [MDC Tree Officer]. This tree has been monitored over 10 years following the discovery of Phaeolus decay fungi. A recent resistograph survey revealed that the residual wall is outside accepted safety margins. Please see attached report.
Atlas Cedar [T2] – Crown lift on north aspect to 3 metres. Lightly reshape and balance upper crown after removal of T1 to address crown asymmetry.
Cedar of Lebanon [T3] – Reduce end weight of major laterals on north and east aspects by a maximum of 3 metres. Reduce end weight on low lateral 4 metres on south aspect by 2 metres maximum. Remove rubbing limb at 10 metres. This work is aimed at reducing end loading and leverage on major limbs over the road and to reduce risk of failure.
The Liberty Wells Somerset BA5 2ST
DECISION: RECOMMEND APPROVAL

15/15P 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.

15/16P MATTERS OF URGENT REPORT

- i. Members were requested to note the DRAFT Neighbourhood Plan attached with the City Council Summons, to read it and if possible give notice of questions in advance of the meeting.
- ii. No timetable in bus shelter at Portway.
- iii. Matters for the attention of SCC Highways.
- iv. 2014/1522 land north of A371 and west of Wells; application heard by MDC Planning Board on 21st January: Refused.

15/17P DATE OF NEXT MEETING: 7.00pm on Thursday 5th February 2015