

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 5th
JANUARY 2012, 6.00PM.

PRESENT: Cllrs: N Kennedy (Chairman); M Brandon; C Briton; A Gibson.

IN ATTENDANCE: Town Clerk: Felicity White. 2 members of the public.

12/01P APOLOGIES FOR ABSENCE

Cllrs: D Unwin (The Mayor); D Anderson; S Davies (approved); J Mitchell.

12/02P DECLARATIONS OF INTERESTS

Cllr Gibson declared a personal interest as friend of the applicants, in applications 2011/3083 81 High Street and 2011/3039 25 Wheeler Grove.

12/03P DISTRICT COUNCIL MEMBERS

It is formally recorded that the participation of those City Councillors who are also members of Mendip District Council in both the debate and any subsequent vote on matters contained in this agenda is on the basis that the views expressed are preliminary views taking account of the information currently available to the City Council. The District Councillors reserve their final views on any planning application until they are in full possession of all relevant information both for and against.

12/04P MINUTES OF THE MEETING HELD ON 30th November 2011 were approved and signed.

12/05P MEETING OPEN TO THE PUBLIC

Mr Cooke complimented the Council on its increased involvement with the Carnival Committee.

Members of the public spoke on planning applications 2011/3039, 25 Wheeler Grove and 2011/3083, 2 St Cuthbert St.

Written submissions were received on applications 2011/3039, 2011/3083 and 2011/1289, The Old Guardhouse, Guardhouse Lane.

12/06P PLANNING APPLICATIONS RECEIVED

The order of items taken was varied from that listed on the agenda.

1 2011/2906 – Householder Planning Permission

Mrs Doreen Tester - **77 Woodbury Avenue, Wells BA5 2XP**

Conservatory to rear of property

RECOMMEND APPROVAL

2 2011/2947 – Full Planning Permission – 8 weeks + **2011/3024** – Listed Building Consent

Mr R Gannicott - **5 White Lion House, New Street, Wells BA5 2LA**

Proposed reinstated of stone arch in front elevation with glazed screen insert

RECOMMEND APPROVAL

3 2011/2469 – Advertisement Consent

Mr Tony Pryce – **44 High Street, Wells BA5 2SN**

Erection of new internally illuminated fascia and projecting signs

SEE 2011/2996

4 2011/2996 – Listed Building Consent

Mr Tony Pryce – **44 High Street, Wells BA5 2SN**

Removal of existing signs, sunblind & sub-fascia signs, fitting of new fascia board & signs

RECOMMEND APPROVAL as long as the signs are not illuminated, and subject to the opinion of the Conservation Officer.

Reason

The enhancement of this shop front is good, provided these are not illuminated signs.

Comment

The information provided is very confusing as the covering letter refers to internal illumination but the plans and supporting information state non-illuminated.

- 5 **2011/3039** – Full Planning Permission – 8 weeks
Mr M Brenton – **25 Wheeler Grove, Wells BA5 2GB**
Construction of two detached houses and associated works
RECOMMEND REFUSAL
Reasons
 i. **Over-development of the site.**
 ii. **Not in keeping with surrounding properties**
 iii. **Unacceptable impact on neighbours amenity**
There is insufficient space for two, two-storey houses between the bungalows in this street scene. The proposed positions are contrary to existing building lines. The site is on rising ground such that the upper floors will overlook the garden and property to the rear.
- 6 **2011/3022** – Full Planning Permission – 8 weeks
Mr R Gannicott – **5 New Street, Wells BA5 2UD**
Conversion of ground floor offices to residential accommodation (in conjunction with existing accommodation above); demolition of rear extension; reinstatement of railings on street elevation; construction of roof level lift housing to rear, with glazed lantern; modifications and addition of window openings to rear and side elevations; replacement door canopies to rear and side elevations; tiled pitched roof to replace small flat roof on rear elevation (revision of planning permission 2011/1427 to include demolition of chimney and re-location of lift and replacement of hip/valley roof adjacent with flat roof)
RECOMMEND APPROVAL
- 7 **2011/3023** – Listed Building Consent
Mr R Gannicott – **5 New Street, Wells BA5 2UD**
Alterations to building including conversion of ground floor offices to residential accommodation; demolition of rear extension; replacement of ground floor windows on street elevation; reinstatement of railings on street elevation; construction of roof level lift housing to rear, with glazed lantern; modifications and addition of window openings to rear and side elevations; replacement door canopies to rear and side elevations; recovering of slate roofs with new slates and insulation under; tiled pitched roof to replace flat roof on rear elevation (revision of Listed Building Consent 2011/1459 to include demolition of chimney and re-location of lift and replacement of hip/valley roof adjacent with flat roof and revised internal alterations including exposure of internal stone staircase to cellar and replace metal window to lightwell with arched window).
RECOMMEND APPROVAL
- 8 **2011/2912** – Full Planning Permission – 8 weeks & **2011/3049** – Listed Building Consent
Mr Neil O'Brien – **37 High Street, Wells BA5 2AE**
Insertion of roof light to front elevation and the erection of plant pot retainers to upper floors on front, vent pipes to roof, change some windows on the rear and side, some timber cladding on east side elevation, render rear and west side elevation, introduction of a decorative door surround on side door, internal alterations which include alters to doors, skirtings, architraves, add picture rails, ornamental cornices and ceiling roses, fire surrounds and grates, create a suspended ceiling, raising of landings on first and second floors, replacement of balustrade to stairs.
RECOMMEND APPROVAL

- 9 **2011/3083** – Listed Building Consent & **2011/3038** - Full Planning Permission
 Rock House Dental Practice - **81 High Street, Wells, BA5 2AQ**
 Re-submission of planning (2011/1032) and listed building (2011/1115) application.
 Proposed extension of approved outbuilding.
RECOMMEND APPROVAL
- 10 **2011/2851** – Full Planning Permission – 8 weeks
 Provincial House (Sheffield) Ltd – **2 St Cuthbert Street, Wells BA5 2AW**
 Change of use of first floor and part of ground floor from B1 office use to form one flat
 and two houses, alterations and installation of additional roof lights and windows
RECOMMEND REFUSAL
Reasons
 i. **Over-development of the site**
 ii. **Lack of amenity area for bins and waste**
 iii. **Concerns about the restricted access and lack of fire exits**
- 11 **2011/3081** – Householder Planning Permission
 Mr Les Hill – **47 Ash Lane, Wells BA5 2LW**
 Two storey side extension (west elevation), alterations to kitchen on eastern elevation,
 erection of a detached garage and creation of new vehicular access
RECOMMEND APPROVAL
- 12 **2011/3006** – Householder Planning Permission
 Mr P Twinney – **104 Bath Road, Wells BA5 3LN**
 Proposed single storey front and rear extensions
RECOMMEND APPROVAL
- 13 **2011/3086** – Listed Building Consent
 Mrs Mary Coleman – **1 St Thomas Terrace, Wells BA5 2XG**
 Replacement of two windows with two new windows on existing dormers to the north and
 south roof slopes
RECOMMEND APPROVAL subject to the opinion of the Conservation Officer.
- 14 **2011/1288** – Full Planning Permission – 8 weeks + **2011/1289** – Listed Building Consent
 Mr Daniel Stokes – **The Old Guard House, Guard House Lane, Wells BA5 1SL**
 Convert unused guard house into new open plan office and 3 flats
**RECOMMEND APPROVAL but an area for storage of recycling containers should
 be indicated on the plans**
- 15 **2011/2796** – Householder Planning Permission + **2011/2797** – Listed Building Consent
 Mr Adrian Llewellyn-Evans – **The Old Vicarage, 1 St Cuthbert Street, Wells BA5 1AW**
 Fitting of solar thermal panels to inner valley roof
RECOMMEND APPROVAL
- 16 **2011/3020** – Householder Planning Permission
 Ms Laura Taylor – **6 St Cuthbert Street, Wells BA5 2AW**
 Erection of a single storey rear extension
RECOMMEND APPROVAL
- 17 **2011/3170** – Householder Planning Permission
 Mr Y Qu – **4 Mount Pleasant Avenue, Wells BA5 2JQ**
 Erection of first floor extension to side
RECOMMEND APPROVAL
 Cllr Brandon gave her apologies and left the meeting.
- 12/07P **PERMISSIONS DETERMINED BY MENDIP DISTRICT COUNCIL**
 Noted.

12/08P DELEGATED RESPONSIBILITIES

To delegate authority to the Town Clerk in consultation with the Chairman, to decide any urgent matters arising before the next meeting. Resolved.

12/09P REPLACEMENT OF DEFECTIVE PAVING SLABS

A message was received indicating the SCC policy has been amended; the City Council's concerns have been addressed for the present. Councillors were in agreement that the Market Place and Cathedral area would be a priority in the future.

12/10P ANY OTHER MATTERS OF REPORT

- i. Cllr Gibson identified area of pavement to be discussed at a forthcoming site meeting with SCC Highways.
- ii. The Town Clerk reported information from MDC regarding the recent Article 4 directive relating to the Conservation Area Boundary.

12/11P The next meeting will be on **Thursday 19th January 2012, at 6:00pm**