

**WELLS CITY COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE**  
**HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 5<sup>th</sup> JULY**  
**2012, 7.00PM.**

**PRESENT:** Cllrs: D Anderson (Vice Chairman); M Brandon (The Mayor); A Gibson;  
C Briton; D Unwin.

**IN ATTENDANCE:** Town Clerk: F White  
Cllr C Price  
1 member of the press. 1 member of the public

**12/157P APOLOGIES FOR ABSENCE**  
Cllrs N Kennedy; J Mitchell; T Robbins.

**12/158P DECLARATIONS OF INTERESTS**  
Cllr Unwin declared a personal interest as member of Mendip District Council Planning Board.

**12/159P 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.

**12/160P MINUTES OF THE MEETING HELD ON 21<sup>st</sup> June 2012** were proposed, seconded, approved and signed.

**12/161P MEETING OPEN TO THE PUBLIC**  
Mr Marshall spoke about application 2012/1445 25 Wheeler Grove.

**12/162P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION:**  
**1** **2012/1445** – Full Planning Permission – 8 weeks  
Mr Maurice Brenton - **25 Wheeler Grove, Wells BA5 2GB**  
Erection of two single storey dwellings and associated works together with repositioning of garage to existing dwelling  
**RECOMMEND REFUSAL**  
**REASON: Over-development of the site**

**2** **2012/1291** – Application For Approval Of Details Reserved By Condition  
Discovery Properties & Waitrose Ltd – **EMI Sports and Social Club, Chamberlain Street, Wells**  
Approval of details reserved by condition 2 on planning permission 2009/1908  
**RECOMMEND APPROVAL**

**3** **2012/1263** – Householder Planning Permission + **2012/1359** – Listed Building Consent  
Mr & Mrs Grive - **Prospect House, 4 Penn Place, Carlton Mews, Wells BA5 1DS**  
Proposed erection of vertical metal railings and gates to front courtyard and satellite dish to the south elevation  
i. **RECOMMEND APPROVAL OF RAILINGS**  
ii. **RECOMMEND APPROVAL OF SATELITE DISH IN CONSULTATION WITH THE CONSERVATION OFFICER**

**4** **2012/1189** – Advertisement Consent  
Mr Miles Chapman – **Sherston Inn, Priory Road, Wells BA5 1SU**  
Replacement advertisement signs  
**RECOMMEND APPROVAL**

- 5            **2012/1188** – Listed Building Consent  
Mr Miles Chapman - **Sherston Inn, Priory Road, Wells BA5 1SU**  
Replacement sign and lights  
**RECOMMEND APPROVAL**
- 6            **2012/1226** – Full Planning Permission – 8 weeks  
Wells Cathedral School - **5 Ritchie Hall, The Liberty, Wells BA5 2SS**  
External alterations to provide ventilation to hall and insertion of new window casement  
**RECOMMEND APPROVAL**
- 7            **2012/1316** – Full Planning Permission – 8 weeks  
Mr and Mrs Hopkins – **35 Millers Gardens, Wells BA5 2TW**  
The development proposed is a first floor extension to the North West elevation of the property with a porch on the South West elevation along with glazing improvements to the North West and South East elevations. This will be used for residential purposes in association with the existing adjoining house.  
**RECOMMEND APPROVAL**
- 8            **2012/1451** – Replace Permission to Extend Time Limit Implementation – Full 8 Weeks  
Swanlux Pension Fund – **Land at Gate Lane, Wells**  
Application for a new planning permission to replace extant planning permission 2009/0330 (erection of two office buildings and parking) in order to extend the time-limit for implementation  
**RECOMMEND APPROVAL**
- 12/163P    **TREES**  
1            **2012/1443** – TREE – Conservation Area  
Paul Clark, Discovery Properties Ltd – **St Cuthbert’s Close, Chamberlain Street, Wells BA5 2PJ**  
Proposed works to a Leyland Cypress tree in a Conservation Area  
**RECOMMEND APPROVAL**
- 2            **2012/1444** – TREE – TPO works  
c/o Agent - **The Judges Lodgings, 19 New Street, Wells BA5 2LD**  
Proposed felling of a Horse Chestnut tree subject to Tree Preservation Order M1063  
**Regretfully RECOMMEND APPROVAL**  
(The Mayor gave her apologies and left the meeting.)
- 12/164P    **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL -**  
Noted.
- 12/166P    **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.
- 12/167P    **ANY OTHER MATTERS OF REPORT**  
Cllr Unwin reported on-going problems with operations outside permitted hours at Budgens, Bath Rd. The Town Clerk advised Mendip District Council Enforcement Officers have said they require specific details of times, vehicle descriptions and registration numbers in order to take further action.
- 12/168P    To note that the date of the next meeting will be at **7pm on Thursday 19<sup>h</sup> July 2012, preceded by- 6pm: Training Session**  
i. **Neighbourhood Planning under the Localism Act**  
ii. **S.106 Agreements**