

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN THE INDICTMENT ROOM AT WELLS TOWN HALL ON THURSDAY 17th JANUARY 2013 at 7.00pm.

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

IN ATTENDANCE: Town Clerk: F White.
5 members of the public. 1 member of the press.
The meeting commenced at 7.15pm.

13/01P ELECTION OF CHAIRMAN

Cllr Anderson was proposed by Cllr Gibson and seconded by the Mayor, there were no other nominations. Cllr Anderson was elected and took the Chair.

13/02P APOLOGIES FOR ABSENCE

Cllrs: T Robbins; D Unwin.

13/03P DECLARATIONS OF INTERESTS

None. See minute 13/11P Cllr Kennedy.

13/04P MINUTES OF THE MEETING HELD ON 20th December 2012 were proposed, seconded, approved and signed.

13/05P MEETING OPEN TO THE PUBLIC

It was agreed the public would speak as items arose.

13/06P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2012/2927 – Variation Removal of Conditions

Discovery Properties Ltd/Waitrose Ltd - **EMI Sports & Social Club, Chamberlain Street, Wells BA5 2PJ**

Variation of condition 25 on planning permission 2012/1727 (development of a foodstore on the EMI Club/Whiting Way site) to allow amendments to the approved access arrangements.

A member of the public presented some comments.

The Committee considered the application.

RECOMMEND REFUSAL

REASONS:

It is not clear what the impact on the road use will be, there is likely to be a significant volume of additional traffic on a very short stretch of road; there is sufficient room to put in the additional lane and the original traffic plan should be applied.

2 2012/2971 – Full Planning Permission – 8 weeks

Mr Robert Salt – **The Blue School, Kennion Road, Wells BA5 2NR**

Erection of extension to the drama department to provide two studio areas and associated “green rooms” and stores

RECOMMEND APPROVAL

3 2012/2970 – Full Planning Permission – 8 weeks

Mr Robert Salt - **The Blue School, Kennion Road, Wells BA5 2NR**

The proposal is for a single storey DT extension to the Art department within the school grounds to be built on a vacant site. The building is to provide additional classroom and storage space linked to the existing Art department building

RECOMMEND APPROVAL

COMMENT: The Committee is in support of the condition to replace the trees.

- 4 **2012/2840** – Householder Planning Permission
Mrs Joelle Fabre - **4 Lawpool Court, Wells BA5 2AN**
Replacing existing painted timber French doors with upvc doors
RECOMMEND APPROVAL
- 5 **2012/3039** – Full Planning Permission – 8 weeks
Mr Bruce Ashmore – **Land West of Keward Mill Trading Estate, Jocelyn Drive, Wells BA5 1DA**
Proposed erection of two detached dwellings and a detached garage building (revision of planning permission 2011/2239)
RECOMMEND APPROVAL
- 6 **2012/2981** – Full Planning Permission – 8 weeks
Quarsol Limited – **Former Maesbury Quarry, Land North of Old Frome Road, Maesbury, Nr Wells BA5 3HA**
Erection of a single wind turbine (maximum height to blade tip 103m: 76m to hub, blade diameter 54m), turbine foundation pad, crane pads, transforming housing, electrical substation and associated infrastructure, access track and widening of site access onto Old Frome Road.
The Committee noted the application is in a neighbouring parish, the City Council has been invited by the District Council to comment.
Members of the public spoke in objection to the application: the Committee heard from Action Against Turbines on Mendip, and from local residents. There was a general discussion of a wide range of issues relating to this application, the principles of wind turbine use and their construction.
Members considered the application and the public were given a further opportunity to speak before the committee reached its decision:
RECOMMEND REFUSAL
- 13/07P TREES:**
2013/0011 – TREE – TPO works
M Parsons & Son - **1 Ash Close, Wells BA5 2QR**
Proposed pruning of two Oak trees subject to Tree Preservation Order M1105 – T1.
Prune from property, crown thin 20%, T2. Prune from property by approx 1m
RECOMMEND APPROVAL
- 13/08P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL –**
Noted.
- 13/09P NOTICE OF WITHDRAWAL OF PLANNING APPLICATION**
2010/0062
Clare Factory Site, East Somerset Way, Wells
Redevelopment of existing factory site to provide up to 125 residential units, sheltered housing, a hotel with public house/restaurant and office (class B1) accommodation and improvements to existing access arrangements. (BOARD)
Noted.
- 13/10P 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.
- 13/11P MENDIP DISTRICT LOCAL PLAN 2006-2028 Pre-Submission Consultation**
Written submissions had been received from the Civic Society and from Mr Glassborrow; these, with comments from Councillors, had been available in the office with the Plan, for all Council members to read. A preliminary meeting of interested Councillors had been held with the Town Clerk, to study the submissions and identify the key issues.
Members of the public were invited to speak; submissions were received from Mr Glassborrow and Mr Marshall. There was a general discussion.

(Cllr Kennedy declared a personal interest as a trustee of some land in one of the areas which came under discussion.)

Members considered the issues and specific concerns were identified.

It was agreed the Town Clerk would draft the response and circulate it to Committee Members for final approval.

The deadline for response to MDC is 5pm Thursday 24th January.

13/12P ANY OTHER MATTERS OF REPORT

- i. Historic notice for the Dog Pound will be researched by the Archivist
- ii. Cllr Kennedy drew members' attention to item 10. (ref. 13/10P)

13/13P The next meeting will be on **Thursday 7th February 2013, at 7:00pm.**