

**WELLS CITY COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD  
IN THE COUNCIL CHAMBER, WELLS TOWN HALL, ON THURSDAY 5<sup>th</sup> DECEMBER 2013  
at 7.00pm.**

**PRESENT:** Cllrs: D Anderson (Chairman); M Brandon; T Butt Philip (The Mayor);  
N Kennedy; J Parkes; T Robbins.

**IN ATTENDANCE:** Town Clerk F White.  
Cllrs: J North; D Unwin.  
20 members of the public.

**13/188P APOLOGIES FOR ABSENCE**  
Cllr. C Briton (Deputy Mayor); A Gibson.

**13/189P DECLARATIONS OF INTERESTS**  
None.

**13/190P MINUTES OF THE MEETING HELD ON 21<sup>st</sup> NOVEMBER 2013** were proposed,  
seconded, approved and signed.

**13/191P MEETING OPEN TO THE PUBLIC**  
It was agreed to vary the order on the agenda to take application 2013/2072 first.  
The Committee heard from a representative of the applicant in support of this  
application; from Cllrs North and Unwin who both had concerns about the  
application, and from a representative of local residents objecting to the application.

**13/192P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

**1 2013/2072**  
Application for outline planning consent (some matters reserved) for the erection of  
a single dwelling with associated access.  
Land North of Cherry Orchard Drive, Ash Lane, Wells, Somerset  
Mr Paul Kellett

**RECOMMEND REFUSAL**

**Reasons:**

- i. **Concerns about the narrow restricted access to the site**
- ii. **The size of the proposed dwelling is very large and is out of proportion with the surrounding dwellings**
- iii. **The site is outside the existing building line**
- iv. **Concern about trees that have not been identified on the plans and may be in need of protection; please could the opinion of the Tree Officer be sought.**
- v. **The site is known to be subject to flooding from the fields to the rear; a flood plan should be provided.**
- vi. **The Committee is in support of the comments submitted by the Civic Society.**

- 2**            **2013/2145/LBC**  
Conversion of existing office space into residential accommodation for 3 No. Dwellings.  
The Coach House Chamberlain Street, Wells, Somerset, BA5 2PJ  
Mr West  
**RECOMMEND APPROVAL**
- 3**            **2013/2138/FUL**  
Conversion of existing office space into residential accommodation for 3 No. Dwellings.  
The Coach House Chamberlain Street, Wells, Somerset, BA5 2PJ  
Mr West  
**RECOMMEND APPROVAL**
- 4**            **2013/2073**  
Change of use of first floor and part of ground floor from B1 (office use) to form one flat and two houses, alterations and installations of additional roof lights and windows.  
2 St Cuthbert Street, Wells, Somerset, BA5 2AW  
Provincial House (Sheffield) Ltd  
**RECOMMEND REFUSAL**  
    i.        Over-development  
    ii.       No provision for storage of waste bins  
(Refusal recommended by the majority voting.)
- 5**            **2013/2195/LBC**  
Internal and external refurbishments, including: new signage, floor finishes, wallboards, electrics, suspended ceilings, smoke detection and HVAC alterations.  
39 High Street, Wells, Somerset, BA5 2AE  
Miss Sara Humphries  
**RECOMMEND APPROVAL**  
**Comments:**  
    i.        **Has the Conservation Officer been consulted?**  
    ii.       **Food and drink is being offered for consumption on the premises; is permission in place for this?**
- 6**            **2013/2065**  
Proposed single storey rear extension.  
4 Park View, Silver Street, Wells, Somerset, BA5 1UW  
Mrs Penny Billington  
**RECOMMEND APPROVAL**  
(Cllr Kennedy left the meeting)

- 7**            **2013/2019**  
Replacement of existing garage and proposed single storey rear extension.  
7 St Cuthbert Avenue, Wells, Somerset, BA5 2JN  
Mr & Mrs R Brittain  
**RECOMMEND APPROVAL**
- TREES:**
- 8**            **2013/2326/TCA**  
Proposed pollarding of three Willow trees in a Conservation area.  
Fairhaven Silver Street, Wells, Somerset, BA5 1UN  
Ms Helen Rowling  
**RECOMMEND APPROVAL**
- 9**            2013/2361/TCA  
Proposed felling of two Silver Birch trees in a conservation area.  
The Old Deanery, Cathedral Green, Wells, Somerset, BA5 2UG  
**RECOMMEND APPROVAL**
- 13/193P**    **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL: Noted.**
- 13/194P**    **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.
- 13/195P**    **ANY OTHER MATTERS OF REPORT**
- i.            Street lights out of order in Market Street.
  - ii.           Invitation to Councillors to visit a proposed development at North Road.
  - iii.          Notification of a proposed development at land off Glastonbury Road; the applicant to be invited to send a representative to the next meeting.
- 13/196P**    **DATE OF NEXT MEETING**  
To note that the next meeting will be **at 6:00pm** on **Thursday 19th December 2013**