

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 2nd
FEBRUARY 2012, 6.00PM.

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

IN ATTENDANCE: Town Clerk: Felicity White.
1 member of the public.
2 representatives from the Bishop's Palace.

12/24P APOLOGIES FOR ABSENCE Cllr: S Davies (approved). D Unwin (The Mayor).

12/25P DECLARATIONS OF INTERESTS

- i. Cllr Kennedy declared a personal and prejudicial interest as friend of the applicant in application 2011/3275.
- ii. Cllr Brandon declared a personal interest as friend of the applicant in application 2011/3275.
- iii. See 12/30P

12/26P DISTRICT COUNCIL MEMBERS

Cllr Unwin (the Mayor) declared a personal interest as District Councillor in all matters relating to Mendip District Council. 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.

12/27P MINUTES OF THE MEETING HELD ON 19th January 2012 were approved and signed.

12/28P MEETING OPEN TO THE PUBLIC

- i. Mr Glassborrow asked the committee to consider supporting a request for double yellow lines in Priory Road.
- ii. Representatives from the Bishops Palace gave a presentation and spoke about applications 2011/3210/2964/ and /2968.

12/29P PLANNING APPLICATIONS RECEIVED

1 2011/3210 – Full Planning Permission – 8 weeks
Ms Sarah Duthie, The Bishop's Palace & Garden **The Bishop's Palace, Wells BA5 2PD**
To create a garden (Garden of Reflection) within the Palace gardens, including footpaths and a seating area

RECOMMEND APPROVAL

2 2011/2964 – Listed Building Consent
Bishops Palace Trust (on behalf of the Church Commissioners) – **The Bishop's Palace, Wells BA5 2PD**

Removal of all existing signage from the Bishop's Eye and Palace Gatehouse, making good, and erection of three new signs on the Bishop's Eye and two signs on the Palace Gatehouse

RECOMMEND APPROVAL

- 3 **2011/2968** – Advertisement Consent
 Bishops Palace Trust (on behalf of the Church Commissioners) – **The Bishop’s Palace, Wells BA5 2PD**
 Erection of signs at nine locations on the approach to and perimeter of the Bishop’s Palace in Wells, including replacement signage on the Bishop’s Eye and Palace Gatehouse
RECOMMEND APPROVAL
- 4 **2011/3291** – Full Planning Permission – 8 weeks
 Bannostile Ltd – **68 + 70 High Street, Wells BA5 2AL**
 Erection of buildings and extensions to existing shop unit to create 5 dwellings
RECOMMEND APPROVAL
- 5 **2011/3275** – Full Planning Permission – 8 weeks
 Mr Michael Phelps – **Palace Farm, Silver Street, Wells BA5 1UN**
 Replacement of two agricultural buildings with one general purpose agricultural storage building.
 (Cllr Kennedy left the room. Cllr Anderson took the Chair.)
RECOMMEND APPROVAL providing it will be in keeping with the setting and with other buildings on the site. (Cllr Kennedy returned and took the Chair.)
- 6 **2012/0066** – Listed Building Consent
 Mr Allan Gallacher M&Co – **29 High Street, Wells BA5 2AA**
 Repairs to roof structure, re-slating roof, re-pointing to parapet wall and chimney stack.
RECOMMEND APPROVAL
- 7 **2012/0123** – Replace Permission to Extend Time Limit Implementation – Full 8 Weeks
 Mr J Barnes – **67 Milton Lane, Wells BA5 2QT**
 Application for new planning permission to replace an extant planning permission in order to extend the time limit for implementation – erection of a detached dwelling and garage with associated access arrangements.
RECOMMEND APPROVAL
- 8 **2012/0144** – Listed Building Consent
 Wells Cathedral School - **Claver Morris House, 19 The Liberty, Wells BA5 2SZ**
 Insertion of steel posts to restrain stone mullions at first floor of the east range
RECOMMEND APPROVAL
- 9 **2011/3170 Amended Plans** – Householder Planning Permission
 Mr Y Qu - **4 Mount Pleasant Avenue, Wells BA5 2JQ**
 Erection of a first floor extension to side (amended plans received 20.01.2012)
RECOMMEND APPROVAL
- 12/30P** **TREE WORKS**
- 1 **2012/0140** – TREE – Conservation Area
 Mrs Georgina Smith - **Wells and Mendip Museum, 8 Cathedral Green, Wells BA5 2UE**
 Proposed pruning of a Magnolia tree in a Conservation Area
 (Cllr Kennedy declared a personal interest as a Trustee of the Museum.)
RECOMMEND APPROVAL

- 12/31P** **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL**
Noted.
- 12/32P** **PLANNING APPEALS:**
Information received.
- 1.** **2010/2454 – Land at Ash Close, Wells**
An informal hearing will take place at Shepton Mallet on 14th February; further information available from the City Council office.
- 2.** **20 Priory Road, Wells BA5 1TB**
Appeal is allowed and planning permission granted.
- 12/33P** **PLANNING WITHDRAWN**
2011/3039 – 25 Wheeler Grove, Wells BA5 2GB
- 12/34P** **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.
- 12/35P** **ANY OTHER MATTERS OF REPORT**
Trees in the Market Place are in need of pruning.
- 12/36P** The next meeting will be **at 6:00pm on Thursday 16th February 2012.**