

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD IN
THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 18th April 2013 at 7.00pm.

PRESENT: Cllrs: D Anderson (Chairman); J Parkes (Vice Chairman);
C Briton; A Gibson; N Kennedy.

IN ATTENDANCE: Town Clerk: F White.
Cllr C Price. Approximately 20 members of the public.

13/63P APOLOGIES FOR ABSENCE

Cllrs: M Brandon (The Mayor); T Robbins; D Unwin.

13/64P DECLARATIONS OF INTERESTS None.

13/65P MINUTES OF THE MEETING HELD ON 4th April 2013 were proposed, seconded, approved and signed.

13/66P MEETING OPEN TO THE PUBLIC It was agreed to vary the order on the agenda and to invite members of the public to speak as each item arose.

13/67P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1 2013/0266** – Householder Planning Permission
Mr Leonard Robinson – **31 Burcott Road, Wells BA5 2EF**
Installation of a mechanical Step Lift into the front garden of the property to enable a wheelchair bound disabled client to access his property
RECOMMEND APPROVAL
- 2 2013/0338** – Full Planning Permission – 8 weeks
Mrs Samantha Shapter, S&D Childcare Ltd – **Ministry House, Gate Lane, Wells BA5 1UA**
Change of use from office to children’s day nursery
RECOMMEND APPROVAL
- 3 2013/0488** – Full Planning Permission – 8 weeks
Mr and Mrs Hiscox – **Land to West of 53 Bath Road, Wells BA5 3HR**
Erection of detached dwelling
A representative of the applicant spoke and answered questions.
Decision:
RECOMMEND APPROVAL
- 4 2013/0678** – Full Planning Permission – 8 weeks
Mrs Tracey Simpson – **2 Hay Hill View, Alfred Street, Wells BA5 1TX**
Proposed first floor extension above existing ground floor extension
RECOMMEND APPROVAL
- 5 2013/0768** – Outline Planning Permission (all matters reserved)
Paul A Kellett – **Land to the West of Orchard Lea, Wells**
Outline planning application for residential development with all matters reserved (indicatively shown up to 10 dwellings)
A representative of the applicant presented the proposal.
A representative of the local residents spoke in objection to the application.
A letter from the Civic Society was read out.
The Committee discussed the issues, a proposal was made and seconded, a vote was taken and the recommendation agreed.
RECOMMEND REFUSAL
REASONS:

- i. This is a Greenfield site, part of a Special Landscape Feature (Mendip Local Plan Policy EN7).
- ii. The site is outside the development limits.
- iii. There are plenty of brownfield sites available within the city; these should be properly developed before any greenfield sites are even considered.
- iv. Concerns for highway safety – in previous refused applications the junction at Fir Tor / Ash Lane has been considered below standard to serve any new development. Concerns for pedestrians, particularly pupils at the Blue School.

The Committee is in support of the points made by the Wells Civic Society. This area of countryside should not be sacrificed in order to help deal with a short term administrative issue.

- 6** **2013/0751** – Advertisement Consent
 A Jones & Son (Jones Bootmaker) - **Jones Bootmaker, 4A High Street, Wells BA5 2SG**
 Proposed non illuminated fascia sign and non illuminated projecting sign
RECOMMEND APPROVAL
- 13/68P** **NAMING OF NEW STREET**
 SNN 2706 – Proposed name of Keward Way.
 The Committee would prefer to see recognition of the proximity to the historic mill. For example 'Keward Mill Close' or 'Keward Mill Way'.
- 13/69P** **PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL**
Noted.
- 13/70P** **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.
- 13/71P** **ANY OTHER MATTERS OF REPORT**
- i. Gullies in High Street, Queen Street and Broad Street in need of clearing out.
 - ii. Message received from SCC Highways to say they will pick up the damaged 'Welcome to Wells' sign but it is still there; City Council asked to deal with it.
 - iii. Application 2012/0574 Dulcote quarry; further information requested has not been received – to be followed up.
 - iv. Cllr Parkes drew Councillors' attention to funding information from the MDC Parishes' Bulletin; he suggested a grant application could be made to enable clearing of the waterways within the city boundaries.
- 13/72P** The next meeting will be on **Thursday 2nd May 2013, at 7:00pm.**