

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD
IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON THURSDAY 5TH SEPTEMBER
2013 at 7.00pm.

PRESENT: Cllrs: D Anderson (Chairman); M Brandon; C Briton (Deputy Mayor);
A Gibson. N. Kennedy, J Parkes

IN ATTENDANCE: RFO: S Luck. Cllr C Price
1 member of the Press

13/127P APOLOGIES FOR ABSENCE
Cllrs T Butt Philip (The Mayor); T Robbins. Town Clerk F White.

13/128P DECLARATIONS OF INTEREST
None

13/129P MINUTES OF THE MEETING HELD ON 8th August 2013 were proposed,
seconded, approved and signed.

13/130P MEETING OPEN TO THE PUBLIC
Cllr Price reported on the highway junction off Jocelyn Drive and Glastonbury Road. Public concerns have been raised on the volume of traffic and the potential for a serious incident to occur. In view of the current development in the area it was agreed for the Town Clerk, to write to Highways to express the concerns of the Committee.

13/131P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION
1 2013/1597 Householder Planning Permission
Karina Wilson Nowhere Cottage, 29 South Street, Wells, Somerset BA5 1SL
Amend and reconstruct existing rear lean to, widen garage door, the creation of off road parking space and the installation of 3 conservation roof lights.
RECOMMEND APPROVAL

2 2013/1672 Householder Planning Permission
W Osterman 7 Broad Close, Wells, Somerset BA5 3NJ
Proposed side and rear single storey extensions
RECOMMEND APPROVAL

3 2013/1636 Householder Planning Permission
Mr & Mrs Terry and Marie Whitman 99 Portway, Wells, Somerset BA5 2BR
Demolition of conservatory and erection of single storey rear extension
RECOMMEND APPROVAL

4 2013/1349 Full Planning Permission - 8 weeks
Mrs Amanda Tucker 2 Town Hall Buildings Wells BA5 1SE
Change of use of ground floor residential to mixed use A3 (food and drink consumed on the premises) and A5 (sale of hot food consumed off the premises).
RECOMMEND REFUSAL, Inappropriate change of use in conservation and residential area.

- 5 2013/1449 Full Planning Permission
Costa Limited 16 High Street Wells Somerset BA5 2SG
New shopfront.
RECOMMEND REFUSAL, Premature application as change of use not agreed
- 6 2013/1484 Advertisement Consent
Costa Limited 16 High Street Wells Somerset BA5 2SG
Erection of advertisements signs.
RECOMMEND REFUSAL, Premature application as change of use not agreed
- 7 2013/1708 Householder Planning Permission
Mr J Harris 57 St Thomas Street, Wells, Somerset, BA5 2UY
Proposed replacement windows in front elevations.
RECOMMEND APPROVAL
- 8 2013/1508 Full Planning Permission
Mr Tim Masters 10 St. Thomas Street Wells Somerset BA5 2UX
Alterations to shop front windows
RECOMMEND APPROVAL
- 9 2013/1743 Householder Planning Permission
Mr & Mrs Armstrong 107 Portway, Wells , Somerset , BA5 2BR
Demolish existing side extension and rebuild and single storey rear extension
RECOMMEND APPROVAL
- 10 2013/1801 Householder Planning Permission
Mr Jason D'Ovidio 11 Foster Close, Wells, Somerset, BA5 3NB
Erection of front and rear extensions.
RECOMMEND APPROVAL
- 11 2013/1741 Listed Building Consent
Mrs Belinda Tinknell 7A Cathedral Green Wells Somerset BA5 2UE
External and internal alterations
RECOMMEND APPROVAL
- 3/132P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL – Noted**
- 13/133P TREES**
1 2013/1461 Proposed works to trees in a Conservation Area
Wells Cathedral School, 15 The Liberty, Wells, Somerset BA5 2ST
TPO Not Required. Noted.
- 13/134P PLANNING APPEAL**
Notification of appeal APP/Q3305/ A/13/2201954, starting date 30 July 2013.
Planning Application 2012/2981 Former Maesbury Quarry, Land North Of Old Frome Road, Maesbury, Nr. Wells, Somerset 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, transformer housing, electrical substation and associated infrastructure, access track and widening of site access onto Old Frome Road (corrected grid reference: E 359640, N 147502). Noted.

13/135P

STREET NAMING

The committee were presented with names of past Bishops for the street naming on the Keward waterside site. Cllr Briton suggested alternative names and it was agreed for these to be discussed further at the next meeting.

13/136P

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

13/137P

ANY OTHER MATTERS OF REPORT

1. Cllr Parkes raised concerns about the overgrown cycle path on East Somerset way and it was agreed to inform Highways.
2. Cllr Gibson reported she and the RFO were having a meeting with the Superintendent of Highways to discuss repairs needed to the City Centre pavements.

13/138P

DATE OF NEXT MEETING

The next meeting will be at 7:00pm on Thursday 19th September 2013