

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON THURSDAY 23<sup>rd</sup> JUNE 2022 7:00PM AT WELLS TOWN HALL

**PRESENT:** Cllrs: A l'Anson, D Denis (Chair), S Powell

**IN ATTENDANCE:** Town Clerk: S Luck  
WCC Staff: C Hobbs  
Cllr T Munt (SCC)  
A l'Anson, Wells Neighbourhood Plan

**22/42/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:**  
Cllrs: S Eden, N Kennedy, D Orrett

**22/43/PE DECLARATIONS OF INTEREST**  
None received

**22/44/PE ELECTION OF VICE-CHAIR**  
Cllr S Powell was elected at Vice-Chair.  
Proposed by Cllr L Agabani, seconded by Cllr D Denis and voted for by  
Cllr L Agabani

**22/45PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE  
MEETING ON 17TH MARCH 2022.**  
The minutes were agreed and signed as a true record by the Chair.  
Cllr D Denis remarked that it would be useful to receive updates from MDC regarding  
applications such as item 22/37/PE discussed at the meeting of 21.04.2022  
Cllr S Powell asked that WCC also be updated about items she raised in 22/40/PE  
A l'Anson updated the meeting. Cllr T Munt passed on contact details to Cllr D Denis.

**22/46/PE MEETING OPEN TO THE PUBLIC**  
None Present

**22/47/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

**1** 2022/0534/LBC  
Redecoration of the front elevation.  
Canon Grange Cathedral Green Wells Somerset BA5 2UB  
**RECOMMEND: APPROVAL**

**2** 2022/1061/HSE  
Erection of carport ancillary to an existing dwelling.  
78 Southover Wells Somerset BA5 1UH  
**RECOMMEND: APPROVAL**

**3** 2022/0955/HSE  
Rear Loft conversion to accommodate additional bedroom and ensuite.  
1 Lethbridge Road Wells Somerset BA5 2FD  
**RECOMMEND: REFUSAL due to (a) size of the windows on the proposal being  
larger than windows on lower section of the property and (b) the building being  
out of keeping with surrounding properties, (c) overlooking, loss of privacy,  
overbearing nature of proposal.**

**4** 2022/1100/HSE  
Erection of two storey side and rear extension, first floor extension above existing  
bungalow and erection of detached garage.  
14 Ash Lane Wells Somerset BA5 2LU  
**RECOMMEND: APPROVAL, subject to the re-planting of two mature trees.**

5 2022/1091/LBC  
Proposed ground floor internal alteration, refurbishment, painting elevations, doors and fascia signage.  
42 – 42A High Street Wells Somerset BA5 2SN  
**RECOMMEND: APPROVAL**

6 2022/0545/HSE  
Addition of two roof windows, demolition of existing porch & the creation of access for one parking space.  
35 Southover Wells Somerset BA5 1UH  
**RECOMMEND: APPROVAL**

**22/48/PE WELLS NEIGHBOURHOOD PLAN**

A l'Anson gave a progress report (attached). A revised plan will be presented to Council on 28.07.2022. A statement will be made by WCC as some aspects of the Neighbourhood plan replicate items in the MDC Local Plan pertaining to policies H3 and Play Spaces.

A proposal for A l'Anson to continue as Chair of Wells Neighbourhood Plan Steering group will be included on the Full Council meeting agenda on 30.06.2022.

The Town Clerk reported that the Wells City Council Officer for Outside Spaces was working on mapping of local green spaces.

Cllr D Denis requested that A l'Anson provides an updated summary to the Town Clerk in readiness for the next Wells City Council meeting on 30.06.2022. A l'Anson confirmed that he would do so.

**22/49/PE DELEGATED RESPONSIBILITIES**

To delegate authority to the Town Clerk in consultation with the Chair and Vice-Chair, to decide any urgent matters arising before the next meeting.

**22/50/PE ANY OTHER MATTERS OF URGENT REPORT**

Cllr D Denis reported that MDC DP7 Consultation about Climate change sustainability, adopted March 2022 and has added Planning Application Validation Guidance Consultation-June 2022. It requires sustainability statements and/or questionnaires to be made by applicants. Cllr D Denis proposes to write to MDC to show full support for the proposal.

A discussion took place about the inclusion of ecological aspects being included such as porous surfaces and inclusion of trees and planting into applications.

**22/51/PE DATE OF NEXT MEETING: Thursday 21<sup>st</sup> July, 7pm**

**TO EXCLUDE THE PRESS AND PUBLIC**

Due to the confidential nature of the business to be discussed, relating to individuals, it will be proposed by the Chair that a resolution be passed under the provisions of the Public Bodies (Admission to Meetings) Act 1960 as amended, excluding the press, public and all non-committee members

**Minutes signed by The Chair:** ..... **Date:** .....

**Progress report on the draft Wells Neighbourhood Plan**

1. At the meeting of the Council on the 28<sup>th</sup> of April, the draft Wells Neighbourhood Plan together with the Wells Design Guide and Masterplan setting out options for development of the sites allocated for housing in Wells were all accepted as a basis for public consultation.
2. Since then, there have been significant changes namely:
  - an election and a new Council
  - provision of a “Health Check” of the draft Plan by Locality. Locality is Government agency dedicated to promotion of Neighbourhood Plans. The Health Check is an informal check of the draft Plan to ensure that it accords with relevant legislation and stands a good chance of being approved by the Independent Examiner at a later stage. A copy of the Health Check and response are attached.
  - Locality have provided funding of £6050 to match the fees of Stuart Todd, our consultant, for advice to complete the making of the Plan.
  - Adrian I’Anson did not stand for re-election and, therefore, is no longer a member of Wells City Council. He is prepared to continue to chair the Wells Neighbourhood Plan Steering Group. The Group have agreed to this but his position needs to be confirmed by this Committee.
3. Discussions have taken place with Stuart Todd and Mendip District Council to make revisions to the Plan in response to the Health Check.
4. The revised Plan will be presented to the Council at their meeting on the 28<sup>th</sup> of July. Assuming that the Plan is agreed, the public consultation will then proceed.

*Cllr Denise Denis*

*Adrian I’Anson Wells Neighbourhood Plan Steering Group*

23<sup>rd</sup> June 2022.