

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 18<sup>TH</sup> AUGUST 2022 AT 7.00PM AT WELLS TOWN HALL

**PRESENT:** Cllrs: L Agabani, T Butt Philip, D Denis (Chair), S Powell

**IN ATTENDANCE:** Town Clerk Assistant: C Woodland  
WCC Staff: C Hobbs  
Cllr T Munt (SCC)  
0 members of public

**22/62/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:**  
Cllrs: S Eden, N Kennedy, D Orrett

**22/63/PE DECLARATIONS OF INTEREST**  
Cllrs: L Agabani and S Powell declared a personal but non prejudicial interest in item 5.11 on the agenda 2022/1406/HSE

**22/64/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 21<sup>ST</sup> JULY 2022.**  
The Minutes were confirmed as a true record and signed by the Chair.  
Cllr D Denis (Chair) confirmed that the Neighbourhood Plan has gone out for public consultation.  
Cllr D Denis (Chair) announced that she would like an MDC Officer to attend the next Planning and Environment Committee meeting to provide an update on Climate Emergency.

**22/65PE MEETING OPEN TO THE PUBLIC**  
None present.

**22/66/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

**1** 2022/1367/HSE  
Erection of single storey rear extension, glazed veranda, first floor rear extension, formation of balcony following replacement terrace to the second floor, alterations to the fenestration and internal alterations.  
9 Silver Street Wells Somerset BA5 1UN  
**Recommendation** - The committee agreed to refer to Mendip Planning without comment

**2** **2022/1384/LBC and 2022/1383/FUL**  
Remove existing Branch nameplate, non-illuminated fascia panel signage, non-illuminated projecting sign, ATM, infill with stonework and all made good to match existing. Ground Floor - Removal of all counters and associated walls, fixtures, fittings and equipment. All floors - Removal of all internal furniture.  
Barclays Bank 9 Market Place Wells Somerset BA5 2RH  
**Recommendation - Approval**

**3** **2022/0720/LBC**  
To affix a plaque onto the frontage of Wells Museum  
Wells Museum 8 Cathedral Green Wells Somerset BA5 2UE  
**Recommendation - Approval**

**4** **2022/1444/HSE**  
Erection of single-storey rear extension, insertion of roof-light & solar panels, parking bay and external stairs to ancillary outbuilding.  
Wealdstone 7A Woodacre Wells Somerset BA5 2TE  
**Recommendation - Approval**

- 5            **2022/1425/HSE**  
Erection of two-storey side extension, single-storey rear porch.  
Erection of detached garage/store following demolition of existing single garage.  
63 Mount Pleasant Avenue Wells Somerset BA5 2JG  
**Recommendation - Approval**
- 6            **2022/1426/LBC**  
Removal of part of internal wall between kitchen and dining room and closing off of  
current internal hallway.  
25 New Street Wells Somerset BA5 2LE  
**Recommendation – Approval**
- 7            **2022/1482/FUL and 2022/1483/LBC**  
Installation of replacement fenestration and reconfiguration to shopfront.  
9 Sadler Street Wells Somerset BA5 2RR  
**Recommendation - Approval**
- 8            **2022/1463/HSE**  
Erection of two-storey side and rear extension, single-storey side and rear extension,  
single-storey extension to orangery, replacement of front porch and alterations to rear  
patio/terrace.  
94 Wookey Hole Road Wells Somerset BA5 2NQ  
**Recommendation - Approval**
- 9            **2022/1374/LBC**  
Replacement of Roof on the west wing of the Good Earth, with a new like for like roof.  
4 Priory Road Wells Somerset BA5 1SY  
**Recommendation - Refusal on grounds of lack of detailed plans and no  
mention of insulation to meet current standards, or future requirements to  
mitigate against zero carbon targets.**
- 10           **2022/1487/HSE**  
Internal alterations, change and introduction of fenestration, conversion of store to  
library and creation of mezzanine.  
25 Southover Wells Somerset BA5 1UG  
**Recommendation - Approval**
- 2022/1406/HSE**  
Single storey rear sun lounge / kitchen extension and front porch  
121 Portway Wells Somerset BA5 2BR  
**Recommendation - Approval**
- 11           **TREES**  
**2022/1570/TCA**  
T1 (Larch) – Fell  
3 St Thomas Street Wells Somerset BA5 2UU  
**Recommendation - Approval but recommend planting 2 native trees to  
compensate, for biodiversity and to mitigate effects of carbon loss.**
- 12           **APPEAL DECISION**  
Appeal Ref: APP/Q3305/W/22/3292409  
23 Broad Street, Wells BA5 2DJ  
  - The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Ms F Shenton of F M Sampson and Sons Limited against the decision of Mendip District Council.
  - The application Ref 2020/0938/FUL, dated 12 May 2020, was refused by notice dated 13 August 2021.
  - The development proposed is demolition of existing commercial buildings and erection of 5no dwellings.**Decision:** The appeal is dismissed.

- 22/67/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.
- 22/68/PE ANY OTHER MATTERS OF URGENT REPORT**  
None received
- 22/69/PE DATE OF NEXT MEETING: 7pm, Thursday 15th September 2022**

**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: .....**