

WELLS CITY COUNCIL

MINUTES OF MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD UNDER DELEGATED AUTHORITY ON WEDNESDAY 14TH AND THURSDAY 15TH SEPTEMBER 2022

PRESENT: Cllrs: D Denis (Chair), S Powell

IN ATTENDANCE: Town Clerk Assistant: C Woodland

DECLARATIONS OF INTEREST

Cllr D Denis declared a personal but non prejudicial interest in item 1.3

1 PLANNING APPLICATIONS DISCUSSED ON 14TH AND 15TH SEPTEMBER 2022

- 1.1** 2022/1601/HSE
Rear extension with removal of existing garage and replacement with new garage with additional roof lights and windows.
17 Allens Lane Wells Somerset BA5 3NQ
RECOMMEND: Approval
- 1.2** 2022/1333/HSE
Amendment to parking arrangement with extension of the drop curb and new timber frame front porch.
39 Goodymoor Avenue Wells Somerset BA5 2JJ
RECOMMEND: Approval
- 1.3** 2022/1614/FUL
Erection of a visitor reception building into the forecourt at the Bishop's Palace.
The Bishops Palace Market Place Wells Somerset BA5 2PD
RECOMMEND: Approval, dependent on removal of new pathway from design.
- 1.4** 2022/1422/FUL
Change of Use Class E (Retail) to Nail Salon (Sui Generis)
56 High Street Wells Somerset BA5 2SN
RECOMMEND: Approval
- 1.5** 2022/1653/HSE
Erection of a single storey side extension.
48 Welsford Avenue Wells Somerset BA5 2HY
RECOMMEND: Approval
- 1.6** 2022/1679/HSE
Loft conversion, internal alterations and alterations to windows and doors.
19 Hawkers Lane Wells Somerset BA5 3JH
RECOMMEND: Refusal
- 1.7** 2022/1646/ADV
Installation of 1no. Internally illuminated fascia sign, 1no. internal digital poster sign on mounted support pole, 1no. internally illuminated projection sign
1 Princes Yard Princes Road Wells Somerset BA5 2GX
RECOMMEND: Refusal, due to light pollution

- 1.8 2022/1700/ADV and 2022/1686/LBC
Repaint and retain existing projecting and fascia signs
31 High Street Wells Somerset BA5 2AA
RECOMMEND: Approval
- 1.9 2022/1729/HSE
Erection of single storey rear extension
65 Burcott Road Wells Somerset BA5 2EF
RECOMMEND: Approval
- 1.10 2022/1804/LBC
Replacement boiler and new flue
Flat 9 St Cuthberts Lodge 40 Chamberlain Street Wells Somerset
RECOMMEND: Approval

TREES

- 1.11 **Under Delegated Authority by Cllr D Denis (Chair) and Cllr S Powell on 8.9.22:**
2022/1708/TCA
pT1 - Magnolia grandiflora- Fell. T2 - Bay tree- Crown reduce & reshape by up to 50% in volume or reduce in height by up to 3m
25 Chamberlain Street Wells Somerset BA5 2PQ
RECOMMEND: The tree should not be removed on the grounds that it looks healthy and it does not appear to be causing an obstruction or damage to the property. We recommend regular pruning over the next few years.
- 2 **DATE OF NEXT MEETING: 7pm, Thursday 20th October 2022**