

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 15TH DECEMBER 2022 AT 7.00PM AT WELLS TOWN HALL

PRESENT: Cllrs: L Agabani, T Butt Philip, D Denis (Chair), S Eden,
I Von Mensenkampff, D Orrett, S Powell

IN ATTENDANCE: Town Clerk Assistant: C Woodland
WCC Staff: S Glendinning
0 members of public

22/88/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:
Cllrs: N Kennedy

22/89/PE DECLARATIONS OF INTEREST
Cllr Powell declared a personal interest in items 5.3, 5.4, 5.10 and 5.11

**22/90/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE
MEETING ON 17TH NOVEMBER 2022**
The Minutes were confirmed as a true record and signed by the Chair.

22/91PE MEETING OPEN TO THE PUBLIC
None present

22/92/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2022/2226/HSE
Erection of single-storey side extension following demolition of existing attached garage.
54 Kings Castle Road Wells Somerset BA5 3LT
Recommendation - Approval

2 022/2252/LBC
Installation of new external window railing at first floor on the west elevation.
Merchants House 5 Penn Place Carlton Mews Wells Somerset
Recommendation - Approval

3 2022/2228/HSE
Erection of rear first floor balcony.
4 Anseres Place Wells Somerset BA5 2RT
Recommendation - Approval

4 2022/2219/VRC
Variation of condition 2 (Plans List) on consent 2020/1931/LBC (Single Storey Rear Extension and Internal Alterations to Existing Grade 2 Listed Dwelling).
Harpers Almshouses 28 Chamberlain Street Wells Somerset BA5 2PJ
Recommendation - Approval

5 2022/2261/ADV and 2022/2270/LBC
Erection of 1no. fascia sign and 1no. projecting sign.
3 High Street Wells Somerset BA5 2AA
Recommendation - Approval

6 2022/2213/FUL
Convert 2 No. Properties (54b & 52a) into 1 No. property & erection of new dwelling.
54B Southover Wells Somerset BA5 1UH
Recommendation – Approval, with subject to amendments of plans to windows as requested by neighbour, to meet privacy requirements.

- 7 2022/2353/HSE
Erection of car port over existing driveway.
17 Kippax Avenue Wells Somerset BA5 2TT
Recommendation - Approval
- 8 2022/2364/HSE
Rear extension following part demolition of existing single storey element.
32 Burcott Road Wells Somerset BA5 2EQ
Recommendation - Approval
- 9 2022/2344/ADV
Install 3no. Fascia and 4no. Graphic signs.
Tesco Supermarket Tucker Street Wells Somerset BA5 2DZ
Recommendation – Refusal, on grounds of design and appearance, impact on public visual amenity.
- 10 2022/2345/FUL
Install Timpson Pod and 7no. ram-raid bollards.
Tesco Supermarket Tucker Street Wells Somerset BA5 2DZ
Recommendation - Refusal, on grounds of design and appearance, impact on public visual amenity.

TREES:

- 11 2022/2249/TCA
T1, Eucalyptus- Fell. T2, Field Maple- Fell T3, Yew - Crown reduce by 3.5m.
24 Chamberlain Street Wells Somerset BA5 2PF
Recommendation – Approval, with request to replace with 2 native trees.
- 12 2022/2351/TCA
T1- Black Poplar - Fell.
14 Silver Street Wells Somerset BA5 1UN
Recommendation – Refusal, on grounds that this maybe a notable tree, and insufficient grounds for felling.

APPEAL:

- 13 2022/1201/FUL
Conversion and change of use of the existing garage to a creative art and play therapy studio.
7 Welsford Close Wells Somerset BA5 2JE

No further comments were made on this Appeal

- 22/93/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.

- 22/94/PE ANY OTHER MATTERS OF URGENT REPORT**
Cllr Powell informed the Committee of the actions taken following her observation of internal works taking place on the 1st and 2nd floors at 56 High Street, where Planning Approval for change of use to a Nail Bar had a condition to restrict any work to minor works only on the ground floor. She had reported it to Cllr Denis who had investigated and a letter has been sent to Mendip Planning. The case is currently being investigated by an enforcement officer.

- 22/95/PE DATE OF NEXT MEETING: 7pm, Thursday 19th January 2023**

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:**