

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 18TH MAY 2023 AT 7.00PM AT WELLS TOWN HALL

PRESENT: Cllrs: L Agabani, D Denis (Chair), S Powell, I Von Mensenkampff

IN ATTENDANCE: WCC Cllrs: S Cursley (The Mayor), G Robbins
Town Clerk Assistant: C Woodland
Member of the Press: A Vallis (Wells Voice)

23/39/PE APOLOGIES FOR ABSENCE:
Committee Members: Cllrs T Butt Philip, S Eden, N Kennedy, D Orrett
SC Cllr T Munt

23/40/PE DECLARATIONS OF INTEREST
Cllr L Agabani declared a prejudicial interest 9
Cllr S Powell declared a personal interest in 14.

**23/41/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE
MEETING ON 16TH MARCH 2023 AND MEETING HELD UNDER DELEGATED
AUTHORITY ON 6TH APRIL 2023**
Ref item 23/32/PE: Cllr D Denis said there had been no word yet from Cllr T Butt Philip regarding his follow up with SC re: possible introduction of 20mph zones in Wells and their cost.
No update had been received as yet from Cllr T Butt Philip ref: item 23/37/PE whose is the responsibility of the damaged fencing on East Mendip Way.
Also, the broken lamp post in the Market Place is still out for repair, although the Outside Spaces Officer had mentioned the possibility of a plant temporarily put on the raised base until it is returned.
Minutes were confirmed as a true record and signed by the Chair.

23/42/PE MEETING OPEN TO THE PUBLIC
Cllr G Robbins attended the meeting as a member of the public concerning application 10, and at the Chair's discretion it was agreed she could speak when that agenda item came up.

23/43/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1** 2023/0586/FUL
Proposed electrification works including GRP housings, chargers & associated works.
Bus Depot Priory Road Wells Somerset BA5 1SZ
RECOMMEND: Approval
- 2** 2023/0615/FUL
Installation of external staircase
Unit J 38 Market Street Wells Somerset
RECOMMEND: Approval
- 3** 2023/0630/HSE
Single storey side extension following demolition of existing detached garage.
25 Stoberry Avenue Wells Somerset BA5 2TF
RECOMMEND: Approval
- 4** 2023/0588/HSE
Erect a single storey rear kitchen extension.
15 Wookey Hole Road Wells Somerset BA5 2NN
RECOMMEND: Approval

- 5 2023/0636/HSE
Erection of two-storey side and single-storey side extensions following demolition of existing side-extension and garage. Widen existing vehicle access.
17 Ash Lane Wells Somerset BA5 2LR
RECOMMEND: Approval
- 6 2023/0656/HSE
Erection of single storey extension replacement garage.
4 Mount Pleasant Avenue Wells Somerset BA5 2JQ
RECOMMEND: Approval
- 7 2023/0675/HSE
Replace 3 windows and front door at the front of the house with like for like.
47 St Thomas Street Wells Somerset BA5 2UY
RECOMMEND: Approval
- 8 2023/0218/LBC
Installation of a Wells Civic Society blue plaque on the rear elevation.
Priory Hospital Glastonbury Road Wells Somerset BA5 1TJ
RECOMMEND: Approval
- 9 Cllr L Agabani left the room before discussion
- 2022/2488/ADV
2no. advertising boards and 1no. illuminated fascia sign.
Brick Peers Limited The Old Cold Store Rowdens Road Wells Somerset
RECOMMEND: Refusal on the grounds of the illumination and its impact on Dark Skies and the environment.
- Cllr L Agabani returned to the room
- 10 2023/0125/FUL and 2023/0682/LBC
Change of use of a vacant shop previously used as a Subway to a traditional kebab house
78 High Street Wells Somerset BA5 2AJ
Cllr G Robbins stated concern of local residents and business re the Health and Safety implications of the application, noise control and saturation of the fast food market already in Wells.
There was discussion by Committee members regarding the application in relation to the guidance of the Neighbourhood Plan, the findings of Environment and Community Protection at SC regarding extraction, the impact of noise and smell and health and safety relating to the residential property above and retail property adjacent.
RECOMMEND: Refusal due lack of information in the plans regarding the extraction, and the emissions of the fan.
- 11 2023/0704/FUL
Installation of steel wire guarding to church tower.
Church of St Cuthbert St Cuthbert Street Wells Somerset BA5 2AW
RECOMMEND: Approval
- 12 2023/0575/LBC and 2023/0576/ADV
Erection of one non-illuminated hanging sign to front elevation.
Salmon Planning Company 2 Priory Road Wells Somerset BA5 1SY
RECOMMEND: Approval

- 13 2023/0446/LBC
Repair of pointing to front elevation.
22 Priest Row Wells Somerset BA5 2PY
RECOMMEND: Approval

- 14 2023/0767/LBC
Removal of internal partition walls in basement to form bedroom and en-suite, new doors and windows and additional external light grills to be installed.
23 East Liberty Wells Somerset BA5 2SZ
RECOMMEND: Approval

- 15 2023/0808/HSE
Form level parking area, new steps and landscaping.
2 Drake Road Wells Somerset BA5 3JX
RECOMMEND: Approval

TREES

- 16 2023/0645/TCA
T1 - Ornamental Cherry - Fell.
T2 & T3 - Ash - Fell
T4 & T5 - Wild Cherry - Fell
The New House Becket Place Wells Somerset BA5 1UU
RECOMMEND: Refusal, Ash Trees should remain in situ if no die back present, and plans are to replace them with non-native trees.

APPEAL

- 23/44/PE Appeal Ref: APP/Q3305/W/22/3313740**
Application Ref: 2022/0617/OUT
Land at 353582 146889 Wookey Hole Road, Wells, Somerset BA5 2NE
An update was provided by Cllr D Denis that the residents at Wookey Hole had formed an opposition group against these plans and crowd funded legal support.

- 23/45/PE NEIGHBOURHOOD PLAN**
Cllr Denis informed the Committee that SC has two independent examiners lined up to review the Plan, and the view of Mr I'Anson and WCC Consultant that both are more than satisfactory to do a thorough job.

- 23/46/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.

- 23/47/PE ANY OTHER MATTERS OF URGENT REPORT**
Cllr S Powell brought the Committee's attention to the fact the loading bay on Sadler Street opposite the Swan Hotel – it is adjacent to their patio and they have been obstructing the bay with a rope cordon and A boards. Enquiries would be made of the enforcement Officer, licensing and Highways as to whether they have sought permission to do so.

- 23/48/PE DATE OF NEXT MEETING: 7pm, Thursday 15th June 2023**

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