

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 19TH OCTOBER 2023 AT 7.00PM AT WELLS TOWN HALL

PRESENT: Cllrs: L Agabani, D Denis (Chair), D Orrett, S Powell

IN ATTENDANCE: Town Clerk: S Luck
WCC Staff: C Hobbs
No members of the public

23/89/PE APOLOGIES FOR ABSENCE: Cllrs: S Cursley, G Folkard, G Robbins,
I Von Mensenkampff

23/90/PE DECLARATIONS OF INTEREST
Cllrs S Powell declared a personal interest in agenda items 5.3 and 5.5. Cllr L Agabani
declared a personal interest in agenda item 5.5

**23/91/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING
ON 21ST SEPTEMBER 2023**
Minutes were confirmed as a true record and signed by the Chair.

23/92/PE MEETING OPEN TO THE PUBLIC
The Town Clerk gave clarification to Councillors on the issue of Pavement Licences.
Somerset Council have been contacted to request greater involvement.

23/93/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1** 2023/1745/HSE
Proposed replacement rear, single storey extension to dwelling, dormer windows to rear roof
face, additional parking space.
1 Bath Road Wells Somerset BA5 3HP
Recommendation – Approval - Material considerations (3) Layout and density of the building
- 2** 2023/1848/HSE
Single storey rear extension
12 Lethbridge Road Wells Somerset BA5 2FD
Recommendation – Approval - Material considerations (3) Layout and density of the building
- 3** 2023/1816/VRC
Variation of condition 2 (Plans List) on consent 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
Recommendation – Approval - Material considerations (3) Layout and density of the building
- 4** 2023/1896/HSE
Demolish Garage & Erect New Garage with Home Office / Studio.
117 Portway Wells Somerset BA5 2BR
Recommendation – Approval - Material considerations (3) Layout and density of the building
- 5** 2023/1841/FUL **and** 2023/1842/LBC
Reinstate archway into courtyard and creation of new archway to match existing. Remove
attic store, replace existing floor finishes, reconfigure internal walling, landscaping, removal
of timber decking.
Wells Cathedral School 15 North Liberty Wells Somerset BA5 2ST
Recommendation – Approval - Material considerations (4) Suggested plans indicate
improvement to Listed Building in style/manner.

6 2023/1909/HSE
Single story side extension. Materials and appearance to match existing property
5 Stoberry Avenue Wells Somerset BA5 2TF
Recommendation – Approval - Material considerations (3) Layout and density of the building

TREES:

7 2023/1783/TCA **Notification only**
Scots Pine - Fell
Walnut - Fell
The Bishops Palace Market Place Wells Somerset BA5 2PD
Recommendation – In line with Wells City Council Tree Policy, there is an expectation that the felled trees be replaced with similar native species nearby.

8 2023/1826/TCA **Notification only**
T1 (Alder) - Reduce height by 50%. T2 (Alder) - Reduce height by 50% because of excessive shading to garden and rooftop solar PV panels. Trees were previously pollarded in 2019 under MDC Ref. No. 2018/2257/TCA, but have grown back strongly. Again, we want to maintain the width and spread of the trees, so as to continue to provide screening (for us and the street) from Morrisons), but reduce height, in effect creating a tall hedge.
31 Southover Wells Somerset BA5 1UH

23/94/PE PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CTIL 20426122 EAST SOMERSET WAY, LAND OFF EAST SOMERSET WAY, WELLS, SOMERSET, BA5 1TX, NGR E: 354784 N: 145095
Proposed that a response be sent that Wells City Council are operating under the previously established Precautionary Principal.
The Town Clerk reported that the Precautionary Principal is to be discussed at the next Full Council meeting.

23/95/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.

23/96/PE Cllr D Denis gave a brief update regarding the Neighbourhood Plan. She explained to the meeting that Mr A l’Anson has sent a report that lays out the changes recommended by the Independent Examiner. The changes are regarding two green spaces. The report has been presented to the steering group and environment committee and accepted by both. It is on the agenda at the next the Full Council meeting on 26th October 2023. There will be a referendum on the Neighbourhood Plan in January 2024.
Cllr D Denis announced that there had been recent changes to the AONB which has now been renamed as Super National Nature Reserve.

23/97/PE DATE OF NEXT MEETING: 7pm, Thursday 16th November 2023

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