



## WELLS CITY COUNCIL

**NOTICE IS HEREBY GIVEN THAT A MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE, WHICH COMMITTEE MEMBERS ARE SUMMONED TO ATTEND, WILL BE HELD IN WELLS TOWN HALL ON THURSDAY 23<sup>rd</sup> JUNE 2022 AT 7.00PM**

*Please note this meeting will be recorded for the purpose of minute-taking.*

Steve Luck  
Town Clerk/RFO

16<sup>th</sup> June 2022

Town Hall, Market Place,  
Wells, BA5 2RB  
01749 673091  
e-mail: townclerk@wells.gov.uk

Committee Members:

Cllrs: L Agabani, D Denis (Chair), S Eden,  
N Kennedy, D Orrett, S Powell,  
I Von Mensenkampff

### AGENDA

- 1 APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**
- 2 DECLARATIONS OF INTEREST**  
To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 26th July 2012.
- 3 ELECTION OF VICE-CHAIR**
- 4 MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING:**
  - i. 21<sup>st</sup> April 2022
  - ii. 23<sup>rd</sup> & 24<sup>th</sup> May 2022 (held under delegated authority)To be confirmed as a true record and signed by the Chair.
- 5 MEETING OPEN TO THE PUBLIC**  
Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair.
- 6 PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**  
All planning applications can be viewed in detail on [www.mendip.gov.uk](http://www.mendip.gov.uk). Members of the Public are welcome to express their views at the Parish Council Planning Committee as well as direct to Mendip District Council. Click on planning application reference numbers to link to MDC website for further details or comments.
- 6.1 [2022/0534/LBC](#)**  
Redecoration of the front elevation  
Location: Canon Grange Cathedral Green Wells Somerset BA5 2UB  
Extension until 24<sup>th</sup> June granted

- 6.2**     [2022/1061/HSE](#)  
Erection of carport ancillary to an existing dwelling.  
78 Southover Wells Somerset BA5 1UH  
Extension until 24<sup>th</sup> June granted
- 6.3**     [2022/0955/HSE](#)  
Rear Loft conversion to accommodate additional bedroom and ensuite.  
1 Lethbridge Road Wells Somerset BA5 2FD  
Extension until 24<sup>th</sup> June granted
- 6.4**     [2022/1100/HSE](#)  
Erection of two storey side and rear extension, first floor extension above existing bungalow and erection of detached garage.  
14 Ash Lane Wells Somerset BA5 2LU
- 6.5**     [2022/1091/LBC](#)  
Proposed ground floor internal alteration, refurbishment, painting elevations, doors and fascia signage.  
42 - 42A High Street Wells Somerset BA5 2SN
- 6.6**     [2022/0545/HSE](#)  
Addition of two roof windows, demolition of existing porch & the creation of access for one parking space  
35 Southover Wells Somerset BA5 1UH
- 7**       **WELLS NEIGHBOURHOOD PLAN**  
The Chair to provide an update  
    i    Progress report (attached)  
    ii   Neighbourhood Planning Grant - NPG-12852
- 8**       **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.
- 9**       **ANY OTHER MATTERS OF URGENT REPORT**
- 10**      **DATE OF NEXT MEETING: 7pm, Thursday 21<sup>st</sup> July 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

## Agenda Item 7i

### Progress report on the draft Wells Neighbourhood Plan

1. At the meeting of the Council on the 28<sup>th</sup> of April, the draft Wells Neighbourhood Plan together with the Wells Design Guide and Masterplan setting out options for development of the sites allocated for housing in Wells were all accepted as a basis for public consultation.
2. Since then, there have been significant changes namely:
  - an election and a new Council
  - provision of a "Health Check" of the draft Plan by Locality. Locality is Government agency dedicated to promotion of Neighbourhood Plans. The Health Check is an informal check of the draft Plan to ensure that it accords with relevant legislation and stands a good chance of being approved by the Independent Examiner at a later stage. A copy of the Health Check and response are attached.
  - Locality have provided funding of £6050 to match the fees of Stuart Todd, our consultant, for advice to complete the making of the Plan.
  - Adrian I'Anson did not stand for re-election and, therefore, is no longer a member of Wells City Council. He is prepared to continue to chair the Wells Neighbourhood Plan Steering Group. The Group have agreed to this but his position needs to be confirmed by this Committee.
3. Discussions have taken place with Stuart Todd and Mendip District Council to make revisions to the Plan in response to the Health Check.
4. The revised Plan will be presented to the Council at their meeting on the 28<sup>th</sup> of July. Assuming that the Plan is agreed, the public consultation will then proceed.

*Cllr Denise Denis*

*Adrian I'Anson Wells Neighbourhood Plan Steering Group*

23<sup>rd</sup> June 2022.