



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 16TH MAY 2024 AT 7.00pm

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

Steve Luck
Town Clerk/RFO

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

9th May 2024

Committee Members:

Cllrs: L Agabani, S Cursley, D Denis (Chair),
G Folkard, D Orrett, S Powell, G Robbins,
I Von Mensenkampff

AGENDA

Wells City Council has declared a climate emergency. Each agenda item must consider the impact on any policy and decision.

- 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 12th May 2022.
- 3 MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 18TH APRIL 2024**
- 4 MEETING OPEN TO THE PUBLIC**
Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair
- 5 PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**
All planning applications can be viewed in detail on <https://www.somerset.gov.uk/planning-buildings-and-land/> Members of the Public are welcome to express their views at the Parish Council Planning Committee as well as direct to Somerset Council. Click on planning application reference numbers to link to Somerset website for further details or comments.
 - 5.1 [2024/0670/HSE](#)**
Single storey rear extension to existing property including heating & cooling pump
95 Wookey Hole Road Wells Somerset BA5 2NH
 - 5.2 [2024/0264/HSE](#)**
Proposal for new front porch.
Stoberry Cottage Bristol Hill Wells Somerset BA5 3LD

- 5.3 [2024/0695/FUL](#)
Convert 2no. large units to 4no. smaller units.
Plot 1 The Old Chapel Bakery Union Street Wells Somerset
- 5.4 [2024/0696/VRC](#)
Application to vary condition 2 (Drawings) of planning approval
2022/0110/FUL (Demolition of existing dwelling and erection of 1no new dwelling house).
34A Portway Wells Somerset BA5 2BN
- 5.5 [2024/0730/LBC](#)
Removal of former banks partitions, cash deck and hoist.
1 Market Place Wells Somerset BA5 2RN
- 5.6 [2024/0597/FUL](#)
Change of use of part of the garden to 16 Chamberlain Street from residential (class C3) to car
parking (sui generis).
16 Chamberlain Street Wells Somerset BA5 2PF
- 5.7 [2024/0723/ADV](#) and [2024/0724/LBC](#)
Erection of one non-illuminated hanging sign.
2 Priory Road Wells Somerset BA5 1SY
- 5.8 [2024/0748/HSE](#)
Single storey side extension.
28 Wood Close Wells Somerset BA5 2GA
- 5.9 [2024/0705/FUL](#)
Change of use of retail premises (A1) to dwelling (C3) including partial demolition of existing
building.
43 South Street Wells Somerset BA5 1SL
- 5.10 [2024/0787/LBC](#)
Repair and maintenance to outbuilding known as the Old Mortuary.
Bubwiths Almshouses Priest Row Wells Somerset BA5 2QE
- 5.11 [2024/0794/LBC](#) and [2024/0793/FUL](#)
Change of use from former Post Office to restaurant including internal alterations.
Post Office Market Place Wells Somerset BA5 2RA

TREES

- 5.12 [2024/0412/TCA](#) **Notification only**
T1 Fig Tree
T2 & G1 - Remove all trees in courtyard, trees include, small cherry trees, Bay Tree (T2), Hazel
15 New Street Wells Somerset BA5 2LD

6 NEIGHBOURHOOD PLAN

Cllr Denis to provide an update.

7 INVITATION TO PLANNING SOMERSET EAST

To agree to invite a Planning Officer from Somerset East to a future meeting and discuss
questions to raise.

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 20th June 2024

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.