



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 20th JUNE 2024 AT 7.00pm

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

Steve Luck
Town Clerk/RFO

13th June 2024

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

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 16th May 2022.
- 3 MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 16TH MAY 2024, AND THE MEETING UNDER DELEGATED AUTHORITY HELD ON TUESDAY 28TH MAY 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 [2024/0828/FUL](#)**
Change of use of public house (sui generis) to boutique guest house (C1), with alterations and replacement of extension with new day room (amended description received 22.05.2024).
Sherston House Priory Road Wells Somerset BA5 1SU
 - 5.2 [2023/2292/FUL](#)**
Retrospective application for erection of new storage buildings.
Tor Hill Works Constitution Hill Wells Somerset BA5 3NT

- 5.3** [2024/0906/LBC](#)
Change colour of ground floor woodwork and brickwork of shop front from white to pink (Retrospective)
8 High Street Wells Somerset BA5 2SG
- 5.4** [2024/0903/HSE](#)
Proposed single-storey side extension and outdoor pool.
47 Portway Wells Somerset BA5 2BB
- 5.5** [2024/0948/LBC](#)
Replacement of single glazed sash windows to the rear of 37a High Street with a double glazed unit.
37 High Street Wells Somerset BA5 2AE
- 5.6** [2024/0990/LBC](#)
New Shopfront and Entrance door to provide security for jewellery shop. Signage to side elevation. New internal ground floor partition
78 High Street Wells Somerset BA5 2AJ
- 5.7** [2024/0973/HSE](#)
Demolition of Existing Outbuildings and Erection of Single Storey Rear Extension and Detached Garage
4 Bekynton Avenue Wells Somerset BA5 3NF
- 5.8** [2024/0994/HSE](#)
Demolition of existing conservatory and garage. Construction of a new single storey rear extension and replacement garage
27 Hooper Avenue Wells Somerset BA5 3NA
- 5.9** [2024/1016/HSE](#)
Demolition of existing lean-to utility and detached garage and the erection of a new single storey extension.
19 Ash Lane Wells Somerset BA5 2LR
- 5.10** [2024/0818/CLE](#)
Application for an existing lawful development certificate for change from a glass company retail unit (class E) to expansion of existing vet practice (class E)
Unit 4 The Old Engine House Westfield Road Wells Somerset
- 6** **TREES**
- 6.1** [2024/0938/TCA](#) **Notification only**
T1 (Fir) - Fell.
T2 (Magnolia) - Cut left lower limb.
12 Portway Avenue Wells Somerset BA5 2QF
- 6.2** [2024/0955/TCA](#) **Notification only**
T1 Eucalyptus - Fell.
3 New Street Wells Somerset BA5 2LA
- 6.3** [M1401](#) **Notification only**
Tree Preservation Order: Somerset Council East Wells No. 75 (2024) Boundary between 12 College Road and North Road, Wells
12 College Road Wells Somerset BA5 2TB

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APPEAL

[2023/1087/OUT](#)

Inspectorate Refs: APP/E3335/W/24/3338956

Appeal Proposal: Outline planning application with all matters reserved (except for access) for the demolition of existing farmhouse/agricultural buildings, erection of up to 50 residential dwellings, including affordable housing, green infrastructure, public open space, play area, landscape planting and sustainable drainage systems, package treatment works and new access arrangements from A371 Haybridge Hill.

New House Farm, Haybridge Hill, Haybridge, Wells, Somerset, BA5 1AJ

To discuss and approve appeal proposal (attached below)

7

NEIGHBOURHOOD PLAN

Cllr Denis to provide an update.

9

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.

10

ANY OTHER MATTERS OF URGENT REPORT

11

DATE OF NEXT MEETING: 7pm, Thursday 18th July 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.

Agenda item 7

Planning Appeal Ref: APP/E3335/W/24/3338956

Planning Application Ref: 2023/1087/OUT

New House Farm, Haybridge

To the Planning Inspectorate:

Wells City Council wish to reinforce their comments submitted to Somerset Council on 24 July 2024 but would add that the major concern for the City of Wells is that this development will produce an increased number of housing above the Local Plan 2 Housing Needs Assessment and the impact of an additional 50 dwellings on services and infrastructure of Wells is unacceptable. Wells CC does not accept that it has a housing crisis apart from in the affordable housing category- but that housing should be within Wells and not on the outskirts where public transport is lacking to access the city's services. There has been no consideration from the developers of the impact on parking (in short supply due to space restrictions), lack of public transport, and over subscription of the primary medical services (Wells based GP Practices).

The appellant has stated:

In our opinion the limited identified harm arising from conflict with the development plan and landscape and visual impact would not significantly and demonstrably outweigh the benefits of the provision of up to 50 homes, including 2 affordable homes, in a location immediately adjacent to a main town where growth is proposed and in a district that is clearly in the depths of a local housing crisis.

However, Wells Neighbourhood Plan contains 3 sites identified by the Mendip Local Plan 2 which will produce the number of housing units required in Wells, and since the Neighbourhood Plan was approved there has been an increase in that number with the approval of 47 Retirement Flats, following an application made by Churchill Housing on 2 April 2024.

The impact of another 50 houses on the outskirts of Wells will be unsustainable as it has been evident from the impact from the 300 plus new housing already built on the outskirts of Wells and another 100 waiting to be built on Elm Close.

The main reasons that Wells City Council continue to object to this application appeal are:

- 1- Lack of local knowledge by the developer of the impact on the infrastructure and services of the City of Wells
- 2- Environmental Impacts of flooding caused by additional housing developments have been identified in the west of Wells housing.
- 3- Loss of the distinctiveness and identity of Wells, Haybridge and Elm Close, due to the coalescence of the three settlements, that would arise due to the location of the proposed development.