



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 19th SEPTEMBER 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

12th September 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 16th May 2022.
- 3 MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 15th AUGUST 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** [2024/1404/LBC](#)
Change of use of the hotel to a boutique guest house with alterations and replacement of extension with new day room.
Sherston House Priory Road Wells Somerset BA5 1SU
 - 5.2** [2023/2194/RE3](#)
Localised replacement of external windows and rooflights.
Wells Library Union Street Wells Somerset BA5 2PU

- 5.3 [2024/1445/LBC](#)
Immediate proposed repairs to stonework.
14 Market Place Wells Somerset BA5 2RE
- 5.4 [2024/1447/FUL](#)
Siting of two portacabins (one retrospective, one proposed) and single storey extension to east elevation
5 Priory Road Wells Somerset BA5 1SR
- 5.5 [2024/1413/HSE](#)
Re-surfacing and enlargement of existing parking area, including the partial replacement of the gravelled surface with block paving.
22A Chamberlain Street Wells Somerset BA5 2PF
- 5.6 [2024/1519/FUL](#)
Proposed replacement of existing timber windows and apartment doors with PVC-u double glazed windows and doors. Replacement of all existing timber communal doors with aluminium doors.
Carlton Court Wells Somerset BA5 1SF
- 5.7 [2024/1395/HSE](#)
Remove crittel windows and replace with upvc flush finish casement windows (double glazed upvc).
41 Southover Wells Somerset BA5 1UH
- 5.8 [2024/1547/ADV](#)
Proposed erection of 3 x large wall mounted billboards - 2 x canopy signs - 2 x small wall mounted billboard - 1 x poster display unit – 1 x flagpole sign.
Lidl Great Britain Ltd Strawberry Way South Wells Somerset BA5 2AZ
- 5.9 [2024/1587/ADV](#)
Proposed hand painted signage to west elevation & signage lettering to be fixed to existing sign board above shopfront along High Street.
78 High Street Wells Somerset BA5 2AJ

APPLICATIONS FOR INFORMATION ONLY

- 5.10 [2024/0670/HSE](#) **Notification only**
Single storey rear extension to existing property including heating & cooling pump.
95 Wookey Hole Road Wells Somerset BA5 2NH

TREES

- 5.11 [2024/1399/TCA](#) - **Notification only**
Eucalyptus (A) - Fell. Loquat (Eriobotrya Japonica) (B) - Fell.
Chantry House 2 Chantry Close St Thomas Street Wells Somerset
- 5.12 [2024/1564/TCA](#) **Notification only**
T2 - Birch - Remove stake and tie. T3 - Fig - Raise low canopy to 2.4m - T11 - Magnolia - Cut back/Raise low canopy - G12 - Reduce/Remove declining shrubs - T13 - Magnolia - Reduce - T15- Bhutan Pine - Remove - T22 - Lime - Raise low canopy.
Flat 2 19 New Street Wells Somerset BA5 2LD
- 5.13 [2024/1572/TCA](#) **Notification only**
T1 - Black Mulberry - Reduce crown by up to 1 metre with wounds less than 50mm in diameter at appropriate unions.
T2 – Victoria Plum - Fell.
T3 - Indian Rain - Fell.

T4 - Juda - Reduce crown by up to 2m.
T5 - Holm Oak - Coppice stems.
T6 & T9 - Crab apple -Fell.
T7 - Mimosa - Crown lift.
T8 - Cherry - Fell. T10 - Bay – Crown reduce by up to 3m.
T11 - Yew - Fell.
T12 - Holly - Fell.
T13 - Ginkgo Crown reduce by up to 2m.
T14 - Osmanthus – Reduce crown by reducing obvious laterals.
T15 - Eucryphia – Reduce height by up to 2m.
T16 - Wild Cherry - Prune the crown. Pruning wounds to be less than 50mm in diameter and at appropriate unions.
T17 - Hazel - Fell.
The Rib St Andrew Street Wells Somerset BA5 2UR

5.14 [2024/1588/TCA](#) **Notification only**

T1 - Whitebeam - Reduce crown to previous reduction points (approx 1m height 1m lateral) & crown lift to 2.5m.
T2 - Whitebeam - Reduce crown to previous reduction points (approx 1m height 1m lateral) & crown lift to 3m.
Lawpool Court Wells Somerset BA5 2AN

6 [2024/1322/OUT](#)

Outline planning application for the erection of up to 78 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.
Land At 353314 146683 Glencot Road Wookey Hole Wells Somerset.

To consider implications for Wells' services and infrastructures and approve sending Somerset Council Planning (East) the attached letter.

7 [2023/1515/OUT](#)

Outline application with all matters reserved except for access, up to 47no. dwellings (including affordable housing), open space, ecological mitigation, and supporting infrastructure.
Land At 353038 145483 Gypsy Lane Wells Somerset

To consider implications for Wells' services and infrastructures and approve sending Somerset Council Planning (East) the attached letter.

8 **PARK WOODS**

To note tree removal.

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 17th October 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 6

Proposed Letter to Somerset East Planning Committee:

2024/1322/OUT- Outline planning application for the erection of up to 78 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point
Wells City Council opposes the above application from Gladman for the erection of 78 dwellings on the following grounds:

- i. Adverse impact on the character and landscape of the area including the AONB
- ii. Increase in the generation of traffic on the existing inadequate road network
- iii. Negative impact on biodiversity, removing natural corridors for bats and small mammals
- iv. Risk of flooding- already a problem for Wells City
- v. Erosion of the green space between Wells and Haybridge & Wookey Hole.
- vi. Lack of funding support for infrastructure and resultant impact on transport and parking in Wells, insufficient schools and GP services to support the ever-increasing development on the borders of Wells City.

We wish to draw your attention to:

Wells Neighbourhood Plan- Project 4(P38) The City Council will seek involvement in negotiations relating to infrastructure and planning gain between developers and Somerset Council and Somerset Integrated Care Board.

Unfortunately, the current proposed development is not in Wells City Council's area but will impact on our services and infrastructure. The appeal decision of the Planning Inspectorate to allow 50 new dwellings also on the outskirts of Wells (APP/E3335/W/24/3338956 New House Farm, Haybridge Hill, Haybridge, Wells, Somerset BA5 1AJ) will increase the impact on Wells' infrastructure without mitigation. The continual development of even more dwellings without funding for infrastructure is unsustainable.

Wells City Council strongly opposes further housing in an already overdeveloped area on the outskirts of Wells, where new housing developments have resulted in over 300 new homes, without any increase in schools, medical services, shops and transport solutions.

National Framework Policy 175. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁵⁸; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

The proposed development will have a detrimental impact on the openness of the rural setting of Wells and on the setting of the adjoining Mendip Hills AONB. Many residents of Wells City and St Cuthberts Out Parish have stated this concern in their objections and Wells City Council would also support this concern. The view cones from above and below the field are special, the bowl feature creating a visual separation of houses from countryside. The character of Wells is integral to the bowl it sits within and should not be lost to housing. The landscape is a valued one for its unspoilt views from Wookey Hole Rd, Milton Lane, Limekiln Lane and Glencot Lane.

Wells City Council is concerned that there will be flooding in the future from the overdevelopment of housing to the north of Wells, as climate change continues to produce too many variables, and current calculations may be unsound. We are aware of issues of flooding in the areas of older housing below the new Wookey Hole Housing estates earlier this year and understand that the runoff water from hard surfaces in the nature of roads, car parking areas and patios has contributed to the

inability of existing water drainage to cope in times of high rainfall. To add more housing upstream to Wells would add to that pressure.

In conclusion, Wells City Council do not agree with application's claims that the proposed development will be sustainable and contribute to the social and economic local communities of Wells. As a Council we maintain that the additional housing will add to pressures on transport, infrastructure, services and will negatively impact on the environment and biodiversity.

Yours faithfully,

Cllr Denise Denis
Chair of Wells City Council Planning Committee

Agenda Item 7

Proposed Letter to Somerset East Planning Committee:

2023/1515/OUT- Outline application with all matters reserved except for access, up to 47no. dwellings (including affordable housing), open space, ecological mitigation, and supporting infrastructure. Land At 353038 145483 Gypsy Lane Wells Somerset
Wells City Council opposes the above application for the erection of 47 dwellings on the land next to Gypsy Lane on the following grounds:

- i. Adverse impact on the character and landscape of the area which forms a natural link between the AONB Mendip Hills and the Levels.
- ii. Increased generation of traffic on the existing inadequate road network
- iii. Negative impact on biodiversity, removing natural corridors for bats and small mammals and removing existing hedgerows which provide homes and life support to these animals.
- iv. Risk of flooding- already a problem for Wells City through hard surface areas replacing grassland.
- v. Lack of funding support for infrastructure and resultant impact on transport and parking in Wells, insufficient schools and GP services to support the ever-increasing development on the borders of Wells City.

We wish to draw your attention to:

Wells Neighbourhood Plan- Project 4(P38) The City Council will seek involvement in negotiations relating to infrastructure and planning gain between developers and Somerset Council and Somerset Integrated Care Board.

Unfortunately, the current proposed development is not in Wells City Council's area but will impact on our services and infrastructure. The appeal decision of the Planning Inspectorate to allow 50 new dwellings also on the outskirts of Wells (APP/E3335/W/24/3338956 New House Farm, Haybridge Hill, Haybridge, Wells, Somerset BA5 1AJ) will increase the impact on Wells' infrastructure without mitigation. The continual development of even more dwellings without funding for infrastructure is unsustainable where there has been no increase in schools, GPs or parking since over 350 new housing has been added to the outlying parish of St Cuthberts Out.

Local Plan 1

The Mendip Local Plan currently allocates three housing sites in Wells namely: West of Keward – 100 homes, the Tincknells site – 25 homes and the Rugby Club site – 80 homes over the Plan period to 2029. Although much of the additional housing has been immediately west of the Wells City boundary and therefore outside the jurisdiction of this Neighbourhood Plan, the effects of the housing are felt by the City. An additional 48 retirement flats have been added this year when Mendip had to find 505 more dwellings following the Norton St Philip judgement. Wells will have reached capacity for its infrastructure if all 3 sites are implemented, and cannot support any more housing in its hinterland,

National Framework Policy 175. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁵⁸; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

The proposed development will have a detrimental impact on the openness of the rural setting of Wells and on the setting of the adjoining Mendip Hills AONB. Many residents of Wells City and St Cuthberts Out Parish have stated this concern in their objections and Wells City Council would also

support this concern. The view cones from above and below the field are special, the bowl feature creating a visual separation of houses from countryside. The character of Wells is integral to the bowl it sits within and should not be lost to housing. The landscape is a valued one for its unspoilt views from Wookey Hole Rd, Milton Lane, Limekiln Lane and Glencot Lane.

Wells City Council is concerned that there will be flooding in the future from the overdevelopment of housing to the north of Wells, as climate change continues to produce too many variables, and current calculations may be unsound. We are aware of issues of flooding in the areas of older housing below the new Wookey Hole Housing estates earlier this year and understand that the runoff water from hard surfaces in the nature of roads, car parking areas and patios has contributed to the inability of existing water drainage to cope in times of high rainfall. To add more housing upstream to Wells would add to that pressure.

In conclusion, Wells City Council do not agree with application's claims that the proposed development will be sustainable and contribute to the social and economic local communities of Wells. As a Council we maintain that the additional housing will add to pressures on transport, infrastructure, services and will negatively impact on the environment and biodiversity.

Yours faithfully,

Cllr Denise Denis
Chair of Wells City Council Planning Committee