



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 17th OCTOBER 2024 AT 7.00pm

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

Steve Luck
Town Clerk/RFO

10th October 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 19th SEPTEMBER 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** [2024/1006/LBC](#)
Front and rear elevation painted with repainting windows, front and back door.
16 Sadler Street Wells Somerset BA5 2SE
 - 5.2** [2024/1785/HSE](#)
Erection of conservatory on side elevation.
52 Goodymoor Avenue Wells Somerset BA5 2JJ

6 PLANNING EAST NOTIFICATIONS

6.1 [2024/0906/LBC](#)

Change colour of ground floor shopfront woodwork & brickwork from white to pink (retrospective).
8 High Street Wells Somerset BA5 2SG

TREES

6.2 [2024/1563/TPO](#) - Notification only

T1 - Yew Cut back & raise canopy to 3.6m
T5 - Yew Reduce lateral by 3.6m
T7 - Lime Reduce upper canopy 4.5m
T8 – Lime Install 4 tonne brace - TPO - M1063
Flat 1 19 New Street Wells Somerset BA5 2LD

6.3 [2024/1773/TPO](#) - Notification only

Lawson cypress (T1) - Fell TPO M1063
Beaumont House 17 New Street Wells Somerset BA5 2LD

6.4 [2024/1792/TCA](#) – Notification only

Lime (T1 & T2) - Shorten long low branches over road (North side) by 2m. Remove epicotmic regrowth on main stems up to 6m above ground level.
St Thomas Vicarage 94 St Thomas Street Wells Somerset BA5 2UZ

7 APPEALS

7.1 [2023/2351/FUL](#) (Appeal documents for viewing)

Retention of existing public house (Sui Generis), demolition of ancillary outbuilding (Sui Generis) to erect two three-bedroom dwellings (Class C3) utilising existing access from Westfield Road, with associated landscaping and parking spaces.
Cheddar Valley Inn 22 Tucker Street Wells Somerset BA5 2DZ

7.2 [2024/0695/FUL](#) (Appeal documents for viewing)

Convert 2no. large units to 4no. smaller units.
Plot 1 The Old Chapel Bakery Union Street Wells Somerset

8 NOTIFICATION ONLY

8.1 Renewal Pavement Licence application for:

Fig Tree Deli, 52 High Street, Wells, Somerset, BA5 2SN. WK/202405840

8.2 Renewal Pavement Licence application for:

Cafe Nero, 28 High St, Wells BA5 2SG WK/202405694

8.3 Renewal Pavement Licence application for:

Parsons Bakery Ltd, 2 High Street, Wells BA5 2SG (see email attachments)

8.4 Palace Woods

To discuss.

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 21st November 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.