



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 21ST NOVEMBER 2024 AT 7.00pm

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

Steve Luck
Town Clerk/RFO

14th November 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 (Vice
Chair), 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 17TH OCTOBER 2024 and 22ND OCTOBER 2024 (Under Delegated Authority)**
To approve and sign the minutes of the previous meetings.
- 4 MEETING OPEN TO THE PUBLIC**
Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair
- 5 Q&A SESSION WITH SIMON TRAFFORD, SOMERSET COUNCIL PLANNING – TEAM LEADER: DEVELOPMENT MANAGEMENT AND PLANNING ENFORCEMENT (EAST)**

The questions so far, we would like to put are:

- i S106 monies and how they are decided and then what is needed from Wells in terms of input and information?
- ii Please define the interpretation of "overlooking, loss of privacy, overbearing". Neighbours might object to loss of light, proximity of a new structure, loss of view and we would like further clarification on what are the influencing factors when decisions re approval or rejection are made.
- iii Is there a list of the acceptable colours of paintwork to commercial frontages in the High Street that Wells Council can refer to when considering changes that may occur without planning applications?

- iv Are there any relevant changes following Unitary changes that Somerset would like to make our committee aware of?

6 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.

6.1 [2024/1900/HSE](#)

Refurbishment of existing single storey rear lean to.
81 Wookey Hole Road Wells Somerset BA5 2NH

6.2 [2024/1786/HSE](#)

Replace back door with window, replace back door with glazed door, enlarge one rear window. Re-felt and batten single storey roof and add 2 velux to single storey pitched roof.
5 Davis Terrace Tucker Street Wells Somerset BA5 2DX

6.3 [2024/1813/HSE](#)

Two storey extension to rear.
1 Somerville Road Wells Somerset BA5 2NW

6.4 [2024/1809/VRC](#)

Variation of condition 1 - Plans List (Compliance) of Planning Consent 2022/0507/HSE (Demolition of existing garage and construction of two storey side extension)
25 Hooper Avenue Wells Somerset BA5 3NA

6.5 [2024/1911/HSE](#)

Erection of two storey & single storey rear extensions.
7 Alfred Street Wells Somerset BA5 1TY

6.6 [2024/1663/CLP](#)

Clear and level area in rear garden to erect 2 metal framed modular units to be used as ancillary accommodation.
65 Wand Road Wells Somerset BA5 1RN

6.7 [2024/1852/HSE](#)

Two storey extension to rear, new porch, conversion of front garden to parking + drop kerb
5 Sheldon Drive Wells Somerset BA5 2HB

6.8 [2024/1962/CLP](#)

Conversion of conservatory to conventional masonry construction and tiled roof. Installation of rooflight in existing main roof.
11 Fir Tor Avenue Wells Somerset BA5 2LY

6.9 [2024/1954/VRC](#)

Variation of condition 9 (Delivery Hours) on consent 2020/1856/VRC (Variation of condition 16 (delivery hours) of permission 2012/2927 (Variation of conditions 25 and 30 on planning permission 2012/1727. (development of a food store on the EMI Club/Whiting Way site).
Waitrose Ltd Whiting Way Wells Somerset

6.10 [2024/1998/FUL](#)

Replacement of windows at first and second floor.
First and Second Floors 1 Sadler Street Wells Somerset BA5 2RR

6.11 [2024/2014/HSE](#)

Single storey rear extension to create Kitchen/Dining room
6 North Grove Wells Somerset BA5 2TD

- 6.12 [2024/2045/LBC](#)
Maintenance to internal door, replace glazed panes (12 total) to internal door and replace glazed panes to louvre above door (3 panes of glass in louvre). All new glazed panes are single glazed 6.4mm laminated.
5 Market Place Wells Somerset BA5 2RF
- 6.13 [2024/1137/VRC](#)
Variation of condition 2 - Plans List (Compliance) of Planning Consent 2021/0998/FUL (Erection of 1no. dwelling within the curtilage of existing dwelling) (Amended certificate, location plan and plans)
Lanteglos House St Thomas Street Wells Somerset BA5 2UZ
- 7 **TREES**
- 7.1 [2024/1869/TCA](#) **Notification only**
Sycamore - Fell
8 St Cuthbert Street Wells Somerset BA5 2AW
- 7.2 [2024/1844/TCA](#) **Notification only**
T3 (Willow) - Fell
T4, T5 & T7 (Bay) - Fell
16 Chamberlain Street Wells Somerset BA5 2PF
- 7.3 [2024/1958/TCA](#) **Notification only**
T1 - Salix caprea - reduce canopy by 2m.
T2 - Cercis – prune approx 1m.
7 South Street Wells Somerset BA5 1SJ
- 7.4 [2024/2004/TPO](#) **Notification only**
TPO M1105: T3 - Copper Beech - Crown Raising of low branches overhanging height way to 5.5m high.
12 Milton Lane Wells Somerset BA5 2QS
- 7.5 [2024/2009/TCA](#) **Notification only**
T231 - False Acacia - 4.5M canopy reduction back to sound pruning points.
East House 11 Chamberlain Street Wells Somerset BA5 2PE
- 7.6 [2024/2015/TCA](#) **Notification only**
T1 - Lawson Cypress - Reduce branches.
Wells Service Station 44 Chamberlain Street Wells Somerset BA5 2PJ
- 8 **LOCAL PLAN CONSULTATION**
To consider provided documents (sent by email).
- 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 5th December 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.