

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON THURSDAY 17TH FEBRUARY 2022 7:00PM AT WELLS TOWN HALL

PRESENT: Cllrs: L Agabani, S Powell, J Rust (Vice-chair)

IN ATTENDANCE: Town Clerk's Assistant: C Woodland
WCC Staff: S Bristow, A Westwood
SCC Cllr T Munt
0 members of the public

22/10/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:

Cllrs: A l'Anson (Chair), J Browne, N Kennedy, T Robbins, P Welch (Mayor)
Town Clerk: S Luck

22/11/PE DECLARATIONS OF INTEREST

Cllrs Agabani and Powell both declared a Personal interest in Agenda items 5.2
2021/2934/FUL and 5.5 2022/0058/LBC as they each know the applicants in person.

**22/12PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING
ON 20TH JANUARY 2022**

The minutes were agreed and signed as a true record by the Chair.

22/13/PE MEETING OPEN TO THE PUBLIC

No members of public present.

22/14/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1 2021/2857/HSE
Erection of rear extension
7 Wheeler Grove Wells Somerset BA5 2GB
RECOMMEND: Approval
- 2 2021/2934/FUL
Erection of 1no. dwelling house.
Foxcroft 61 Wookey Hole Road Wells Somerset BA5 2NH
**RECOMMEND: Inqorate, but committee felt plans would constitute over-
development of the site.**
- 3 2022/0009/HSE
Replacement garage at rear
10 Alfred Street Wells Somerset BA5 1TY
RECOMMEND: Approval
- 4 2021/2914/FUL and 2021/2915/LBC
Change of use of first & second floors to form 2no. one-bedroom flats and internal
alterations to ground floor.
42 - 42A High Street Wells Somerset BA5 2SN
RECOMMEND: Approval
- 5 2022/0058/LBC
Alteration to existing site access, formal definition of ancillary car parking area, and
erection of reception building.
Wells Cathedral School 15 North Liberty Wells Somerset BA5 2ST
RECOMMEND: Inqorate, but committee could see no objections to proposal.

- 6 2022/0110/FUL
Demolition of existing dwelling and erection of 1no. new dwelling-houses
34A Portway Wells Somerset BA5 2BN
RECOMMEND: Refusal. The increase in the carbon footprint generated by the demolition of one sound 4 bedroom house for one 5 bedroom house is not in-keeping with WCC and MDC's declaration of a Climate Emergency.
- 7 2022/0155/HSE
Install replacement windows and door to front elevation
9 Southover Wells Somerset BA5 1UG
RECOMMEND: Refusal. Replacement of windows by sustainable hardwood rather than everlasting UPVC would be more in keeping with Conservation Area and with WCC and MDC's declaration of a Climate Emergency.
- 8 2022/0168/FUL and 2022/0169/LBC
Conversion and alterations of upper floors from 1no. 2 bedroom flat to 2no. 1 bedroom flats, replacement windows and installation of roof light
72 High Street Wells Somerset BA5 2AJ
RECOMMEND: Refusal. Sympathetic to conversion into two one-bedroom flats but disparity in the drawings relating to replacing 9 pane with 12 pane windows needs further consideration.
- 9 2022/0052/HSE
Infill extension to the rear of the property
11 Wookey Hole Road Wells Somerset BA5 2NN
RECOMMEND: Approval

Note: The following applications were received post Agenda but needed to be brought forward for comment within the deadline:

- 10 2021/1876/HSE
Alterations and first floor extension.
Location: 53 Milton Lane Wells Somerset BA5 2QT
RECOMMEND: Refusal - on grounds of over-development.

TREES:

- 11 2022/0246/TCA
T1 - Common Beech -Lift crown by 4M. Prune circumference of crown to retain a balanced form.
Church Of St Cuthbert St Cuthbert Street Wells Somerset BA5 2AW
RECOMMEND: Approval
- 12 2022/0165/TPO
Works to Trees covered by a TPO M1354:- T1 - Reduce branches over hanging 11-14 Mannings Close gardens by 2.5m. T2 - Beech - Reduce branches over hanging 11-14 Mannings Close gardens by 2.5m.
Location: Land Rear of Budgens Bath Road Wells Somerset
RECOMMEND: Approval

22/15/PE SCC HIGHWAYS PROPOSAL

Following discussion it was agreed that this proposal should go ahead.

22/16/PE DRAFT SUPPLEMENTARY PLANNING DOCUMENT

Committee members present were in full support of this planning document, but would hope to see compliance.

22/17/PE 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. **Agreed**

22/18/PE ANY OTHER MATTERS OF URGENT REPORT

The additional three applications had already been considered as above: items 10, 11 and 12.

22/19/PE DATE OF NEXT MEETING: 7:00pm, Thursday 17th March 2022

Minutes signed by The Chair: Date: