

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON THURSDAY 21<sup>ST</sup> APRIL 2022 7:00PM AT WELLS TOWN HALL

**PRESENT:** Cllrs: A l'Anson, N Kennedy, S Powell & P Welch

**IN ATTENDANCE:** Town Clerk's Assistant: C Woodland  
WCC Staff: C Hobbs, A Westwood  
Cllr D Denis  
Three representatives of St Cuthbert Out

**22/31/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:**  
Cllrs: L Agabani, T Robbins, J Rust

**22/32/PE DECLARATIONS OF INTEREST**  
Cllr S Powell declared a Personal interest in items 2022/0610/HSE and 2022/0596/LBC, because she knows the applicant.

**22/33PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 17TH MARCH 2022.**The minutes were agreed and signed as a true record by the Chair.

**22/34/PE MEETING OPEN TO THE PUBLIC**  
Marcel Hayden from St Cuthbert Out presented their opposition to an application 2022/0617/OUT previously fought by St Cuthbert Out Parish Council successfully on several points.

- i. Not in the Local Plan and is outside City boundaries
- ii. Next to AONB and will impact on landscape and affect ecology in the "Wells Bowl" including bats, and wildlife close to lime kilns and the Mendip Way
- iii. Too many houses proposed for the area
- iv. There is no bus route serving the development
- v. Previous opposition gained 106 objections including that of MP J Heapey.

Chris Storey reiterated Mr Hayden's points and introduced himself as representative for the local group fighting this Planning application and explained that the area for the proposed development was designated as an area of Special Landscape Feature in 2002 and that it is a prominent feature of the landscape and a backdrop for the City of Wells. Mr Storey believed that the reduction in the number of houses proposed will make no difference to the negative impact on damage to the feature of the landscape and asked that Wells City Council to support St Cuthbert Out Parish Council in recommending refusal.

**22/35/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

**1** 2022/0509/HSE  
Erection of single storey extension.  
40 Bishopslea Close Wells Somerset BA5 1TG  
**RECOMMEND: Approval**

**2** 2022/0516/HSE  
Erection of single storey rear extension.  
**RECOMMEND: Approval**

**3** 2022/0556/ADV  
Existing acrylic letters to be removed and replaced with new logo & erection of window sign.  
33 High Street Wells Somerset BA5 2AA  
**RECOMMEND: Approval**

- 4 2022/0507/HSE  
Demolition of existing garage and construction of two storey side extension.  
25 Hooper Avenue Wells Somerset BA5 3NA  
**RECOMMEND: Approval**
- 5 2022/0625/HSE  
Erection of single storey rear extension.  
53 Portway Wells Somerset BA5 2BQ  
**RECOMMEND: As the applicant is a member of Wells City Council. Application to go straight to MDC without comment**
- 6 2022/0606/FUL  
Change of use of existing building from C2 residential institution (boarding house) to C3 dwelling-house.  
Beaumont House 17 New Street Wells Somerset BA5 2LD  
**RECOMMEND: Approval**
- 7 2022/0610/HSE  
Introduction of half-glazed section and double doors to rear single storey gable to facilitate internal alterations and access to terrace.  
33 Chamberlain Street Wells Somerset BA5 2PQ  
**RECOMMEND: Approval**
- 8 2022/0619/HSE and 2022/0620/LBC  
Installation of dormer window, bathroom window, rooflights, shower room & solar panels.  
33B Southover Wells Somerset BA5 1UH  
**RECOMMEND: Approval**
- 9 2022/0596/LBC  
Replace uPVC windows with timber sash windows.  
Flat 3 23 Chamberlain Street Wells Somerset BA5 2PQ  
**RECOMMEND: Approval**
- 10 2022/0252/ADV  
Installation of 2no internally illuminated totum signs and 29no fascia signs.  
Plot 7 Cathedral Park Wells Somerset  
**RECOMMEND: Refusal**
- i. **Totem 1 The internal illumination being unnecessary and will impact on the dark skies.**
  - ii. **Totem 2 being oversized at 8m and internal illumination being unnecessary and will impact on the dark skies.**
- 11 2022/0644/HSE  
Single storey extension to rear.  
12 Rowdens Road Wells Somerset BA5 1TU  
**RECOMMEND: Approval**
- TREES:**
- 12 2022/0648/TPO  
TPO (M1085)  
T1 Common Lime - remove deadwood and mistletoe  
T2 Large Leaved Lime- decay inspect annually  
T3 Common Lime - Fell  
T4 Sycamore - Reduce height up to approx. 1.5m primary branches up to 2m, weight 8m agl by 2m, Install 2 no 8m Cobra braces  
T5 Common Lime - Reduce height.by approx. 2m-3m lateral growth by 1m-2m  
T6 Copper Beech – Reduce secondary stem by 2m-3m, crown lift to 2.5m.  
30 College Road Wells Somerset BA5 2TB  
**RECOMMEND: Approval**

13 2022/0751/TCA  
T1 Lawson Cypress- section fell to ground level.  
St Cuthberts Close Chamberlain Street Wells Somerset BA5 2PJ  
**RECOMMEND: Approval**

22/36/PE **WELLS NEIGHBOURHOOD PLAN UPDATE**  
The Chair provided an update.  
Discussion took place regarding the removal of land near Tor Quarry and if it should be removed as a local green space. The meeting agreed that the land should remain as a Local Green Space designated in the Neighbourhood Plan.

22/37/PE 2022/0617/OUT **Application for 50 dwellings at Armchair Field site at Wookey Hole Road.**

A discussion took place regarding the application.

**RECOMMEND: Refusal on five points**

- 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
- iv. Risk of flooding
- v. Erosion of the green space between Wells and Haybridge & Wookey Hole

**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.

22/38/PE **PLANNING & ENVIRONMENT COMMITTEE REPORT PRESENTED AT THE ANNUAL PARISH MEETING**

The Chair presented the report.

22/39/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**

22/40/PE **ANY OTHER MATTERS OF URGENT REPORT.**

2022/0454/LBC Installation of bronze heritage plaque to Chamberlain Street elevation

Thyer House 31 Sadler Street, Wells, Somerset BA5 2PR

**RECOMMEND: Approval**

Cllr S Powell expressed concerns about the unauthorised bund constructed at Tor Hill adjoining East Mendip Way. Cllr l'Anson reported that he had raised with Mendip Planning the fact that the application for retrospective consent (2021/1703) submitted in June 2021 remained undetermined. The response sent on the 21<sup>st</sup> of March was to the effect that the Case Officer was awaiting additional information from the applicant. He undertook to write to Mendip again to make the point that the delay is unacceptable. Cllr Powell also raised the issue of the glamping pod on land to the south of Silver Street. Cllr l'Anson reported that the matter has been raised with the Planning Enforcement section of Mendip.

22/41/PE **DATE OF NEXT MEETING: Thursday 23<sup>rd</sup> June, 7pm**

**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

**Minutes signed by The Chair:** ..... **Date:** .....