

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 21ST JULY 2022 AT 7.00PM AT WELLS TOWN HALL

PRESENT: Cllrs: L Agabani, D Denis (Chair), D Orrett

IN ATTENDANCE: Town Clerk Assistant: C Woodland
WCC Staff: S Glendinning
Cllr T Munt (SCC)
Cllr S Cursley, Mayor

22/52/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:
Cllrs: S Eden, N Kennedy, S Powell

22/53/PE DECLARATIONS OF INTEREST
Cllr Denis declared a personal interest in:
Agenda item 5.9 - as she is a volunteer at the Bishop's Palace
Agenda item 7 – as she is a supporter of Sustainable Wells

**22/54/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE
MEETING ON 23rd JUNE 2022.**
To be confirmed as a true record and signed by the Chair.

22/55PE MEETING OPEN TO THE PUBLIC
None Present

22/56/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2022/1201/FUL
Conversion and change of use of the existing garage to a creative art and play therapy studio.
7 Welsford Close Wells Somerset BA5 2JE
Extension granted until 22nd July.
RECOMMEND: REFUSAL On grounds of parking reduction from 2 spaces to 1, impact on visitors parking in small close and potential restricted access for emergency services, potential noise to neighbours, overdevelopment in residential setting.

2 2022/1093/ADV
Installation of a non-illuminated painted fascia sign
42 - 42A High Street Wells Somerset BA5 2SN
Extension granted until 22nd July.
RECOMMEND: APPROVAL

3 2022/1219/HSE
Demolish existing garage and erection of two storey side extension and single storey rear extension.
15 Clements Close Wells Somerset BA5 1UF
Extension granted until 22nd July.
RECOMMEND: APPROVAL

4 2022/1145/HSE
2No. front dormers, rear flat roof dormer and alterations
8 Penn Close Wells Somerset BA5 3JQ
Extension granted until 22nd July.
RECOMMEND: REFUSAL on grounds of appearance from the front aspect which is not in keeping with the surrounding houses. Recommend reduce the design to dormers only at rear of the house.

- 5 **2022/1287/FUL**
Relocate the existing air conditioning units from the first floor to the ground floor.
37 and 39 High Street Wells Somerset BA5 2AE
Extension granted until 22nd July.
RECOMMEND: APPROVAL
- 6 **2022/1289/LBC**
Relocate the existing air conditioning units from the first floor to the ground floor, re-painting exterior. Internal refurbishment: creation of 2no. door openings, flooring, ceiling and wall coverings, electrics, lighting, plumbing-WC and HVAC.
37 and 39 High Street Wells Somerset BA5 2AE
Extension granted until 22nd July.
RECOMMEND: APPROVAL
- 7 **2022/1288/ADV**
Erection of 2no. fascia signs and 1no. projecting sign
37 and 39 High Street Wells Somerset BA5 2AE
Extension granted until 22nd July.
RECOMMEND: APPROVAL
- 8 **2022/1263/HSE**
Erection of single storey extension to side and rear & internal alterations.
40 Mount Pleasant Avenue Wells Somerset BA5 2JQ
Extension granted until 22nd July.
RECOMMEND: APPROVAL
- 9 **2022/1296/FUL and 2022/1297/LBC**
Part Change of Use from residential dwelling house (Class C3) to Office Use (Class B1(a)) and replacement of internal floorboards.
The Gate House The Bishops Palace Market Place Wells Somerset
Extension granted until 22nd July.
REFERRED TO MENDIP item inquorate
- 10 **2022/1271/HSE**
Proposed erection of a replacement single storey extension on west elevation and enlarged terrace to the south.
Stoberry House Bristol Hill Wells Somerset BA5 3LD
Extension granted until 22nd July.
RECOMMEND: APPROVAL
- TREES**
- 11 **2022/1213/TPO**
Works aimed at retaining tree of high visual amenity at a reduced scale within context of urban setting.
9 New Street Wells Somerset BA5 2LD
Extension granted until 22nd July.
RECOMMEND: APPROVAL
- 22/57/PE WELLS NEIGHBOURHOOD PLAN**
Cllr D Denis thanked A l'Anson in his absence for his diligence and attention to detail working on the Plan.
The Plan was subject to a 'health check' by an examiner. The Examiner's feedback was that there should be consultation with MDC Planning Officer on Policies H3 and H4 within the Plan, consequently there have been a few minor amendments to make. The Plan will be brought before the Wells City Council meeting on 27th July 2022 for approval, after which the Consultation process begins, including being published in Wells Voice.
Public consultation will then take place on 3 dates:
Monday 10th October 2022
Wednesday 12th October 2022
Third date tbc

22/58/PE SUSTAINABILITY OFFICER

Both Cllr Denis and the Mayor, Cllr S Cursley gave thanks to Emma for all her had work as Sustainability Officer for Wells City Council.

Cllr Denis remarked on the tremendous job Emma had done to raise funds through a grant application to run a number of workshops to engage the Community and bring community groups together.

Prior to Emma’s appointment there was a Climate Emergency Committee, and SCC yesterday (20th July) made a proposal for an Ecological Emergency. The Council recognises it is very important to keep focus on the environment; if not a paid person then maybe a committee.

Cllr L Agabani commented that the City Council’s responsibilities towards the Climate Emergency should not be overlooked, and they keep striving to consider the Climate Emergency in all their decision making. He questioned the merit of having a committee set up to do so.

Cllr Denis stressed the importance of having a record of what the Council is doing towards Climate Change, so that the public are aware measures are being taken. This would mean access to the Sustainability Officers work so that Senior Officers could brief members on progress to date.

Cllr L Agabani proposed that the Council place an Agenda item on the Annual Parish Meeting held in May to report progress made in its activities and achievements to consider the Climate Change Emergency. This was unanimously agreed.

Cllr L Agabani proposed that the Town Clerk and Senior Officers brief the Planning and Environment Committee at the next meeting on the progress the Council has made to date in consideration of its Climate Change Policy, to gauge progress. This was unanimously agreed.

22/59/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.

22/60/PE ANY OTHER MATTERS OF URGENT REPORT

Cllr Denis informed the Committee that she had written to several members within Planning in Mendip and was awaiting response. This was in relation to any s106 monies that might be available as funds in Wells, and also the possibility of MDC providing feedback on outcomes of planning decisions that Wells City Council are a Consultee on, particularly those that are contentious applications.

22/61/PE DATE OF NEXT MEETING: 7pm, Thursday 18th August 2022 (urgent matters only)

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:**