

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 16TH MAY 2024 AT 7.00PM AT WELLS TOWN HALL

PRESENT: Cllrs: L Agabani, D Denis, (Chair), G Folkard, D Orrett, S Powell (Vice Chair),
G Robbins, I Von Mensenkampff

IN ATTENDANCE: Assistant Town Clerk / RFO: C Woodland
2 members of the public

24/38/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

Cllrs: S Cursley

24/39/PE DECLARATIONS OF INTEREST

To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 12th May 2022.

Cllr G Robbins declared a personal interest in Agenda item 5.3, and a pecuniary interest in item 5.9.

Cllr L Agabani declared a personal interest in Agenda item 5.7.

Cllr S Powell declared a pecuniary interest in item 5.6 and a personal interest in item 5.10

Cllr G Folkard declared a personal interest in Agenda item 5.2.

All Councillors present declared an interest in Agenda item 5.11.

**24/40/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING
ON 18TH APRIL 2024**

Minutes were confirmed as a true record and signed by the Chair.

24/41/PE MEETING OPEN TO THE PUBLIC

The two members of the public addressed the Committee and gave reasons for objecting to agenda item 5.1 as neighbours adjacent to the property.

24/42/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2024/0670/HSE
Single storey rear extension to existing property including heating & cooling pump
95 Wookey Hole Road Wells Somerset BA5 2NH
Recommendation: Refusal, overbearing and loss of privacy, assessment needed to gauge possible loss of light

2 2024/0264/HSE
Proposal for new front porch.
Stoberry Cottage Bristol Hill Wells Somerset BA5 3LD
Recommendation: Approval, design and appearance

3 2024/0695/FUL
Convert 2no. large units to 4no. smaller units.
Plot 1 The Old Chapel Bakery Union Street Wells Somerset
Recommendation: Approval, design and appearance

4 2024/0696/VRC
Application to vary condition 2 (Drawings) of planning approval
2022/0110/FUL (Demolition of existing dwelling and erection of 1no new dwelling house).
34A Portway Wells Somerset BA5 2BN
Recommendation: Approval, design and appearance

- 5 2024/0730/LBC
Removal of former banks partitions, cash deck and hoist.
1 Market Place Wells Somerset BA5 2RN
Recommendation: Approval, design and appearance
- Cllr S Powell left the room
- 6 2024/0597/FUL
Change of use of part of the garden to 16 Chamberlain Street from residential (class C3) to car parking (sui generis).
16 Chamberlain Street Wells Somerset BA5 2PF
Recommendation: Refusal, flood risk and density
Cllr S Powell returned to the room
- 7 2024/0723/ADV and 2024/0724/LBC
Erection of one non-illuminated hanging sign.
2 Priory Road Wells Somerset BA5 1SY
Recommendation: Approval, design and appearance
- 8 2024/0748/HSE
Single storey side extension.
28 Wood Close Wells Somerset BA5 2GA
Recommendation: Refusal, over development, density and layout
- Cllr G Robbins left the room
- 9 2024/0705/FUL
Change of use of retail premises (A1) to dwelling (C3) including partial demolition of existing building.
43 South Street Wells Somerset BA5 1SL
Recommendation: Approval, design and appearance, environmental impact
Cllr G Robbins returned to the room
- 10 2024/0787/LBC
Repair and maintenance to outbuilding known as the Old Mortuary.
Bubwiths Almshouses Priest Row Wells Somerset BA5 2QE
Recommendation: Approval, design and appearance, environmental impact
- 11 2024/0794/LBC and 2024/0793/FUL
Change of use from former Post Office to restaurant including internal alterations.
Post Office Market Place Wells Somerset BA5 2RA
This application has been deferred to Somerset Council Planning (East)

TREES

- 12 2024/0412/TCA **Notification only**
T1 Fig Tree
T2 & G1 - Remove all trees in courtyard, trees include, small cherry trees, Bay Tree (T2), Hazel
15 New Street Wells Somerset BA5 2LD
The Committee's policy is to recommend tree replacement following removal.

24/43/PE NEIGHBOURHOOD PLAN

Cllr D Denis reported that with regard to Project 4, she had yet to receive a response from Andre Sestini of Somerset Council regarding the request for a meeting. Cllrs D Denis and D Orrett attended the Wells and Rural LCN's Highways and Traffic sub group held on 29th April. There were a set of plans drawn up by the Former Mendip District Council showing designs for slowing traffic at 7 different junctions in Wells. These plans were shelved during the Covid pandemic and Cllr Denis drew attention to them and sent them to

the Highways Officer for Somerset. They could prove useful in the implementation of the Neighbourhood Plan projects.

24/44/PE INVITATION TO PLANNING SOMERSET EAST

All were in favour of inviting a Planning Officer from Somerset East to a future meeting and possible questions were discussed. Questions from Councillors will be collated by the Assistant Town Clerk.

24/45/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

24/46/PE ANY OTHER MATTERS OF URGENT REPORT

Cllr S Powell suggested the Committee could receive legal advice and training in how to deal with Planning Applications.

24/47/PE DATE OF NEXT MEETING: 7pm, Thursday 20th June 2024

Minutes Signed by the Chair **Date**