

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 18<sup>TH</sup> JULY 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

**IN ATTENDANCE:** Devolution Officer: H Wilkins  
Wells City Council Staff – C Hobbs  
1 member of the public

**24/57/PE i APPOINT CHAIR**

**ii APPOINT VICE-CHAIR**

It was requested by Cllr D Denis to vote for the positions of Chair and Vice Chair of the Planning and Environment Committee.

Cllr L Agabani proposed Cllr D Denis for position of Chair of the Planning and Environment Committee. Cllr D Orrett seconded the proposal. No other proposals were made. This was agreed by all members.

Cllr S Powell proposed Cllr G Robbins as Vice Chair of the Planning and Environment Committee. Cllr D Denis seconded the proposal. No other proposals were made. This was agreed by all members.

**24/58/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**

Cllrs: S Cursley, I Von Mensenkampff

**24/59/PE DECLARATIONS OF INTEREST**

To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 16<sup>th</sup> May 2022.

Cllr L Agabani declared an interest in items 6.12 and 6.8 and would not vote on these applications.

Cllrs D Denis declared a non-pecuniary interest in items 6.2

Cllrs D Denis, D Orrett, S Powell declared a non-pecuniary interest in items 6.2 and 6.4 and would not vote on these applications.

**24/60/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING  
ON 20<sup>TH</sup> JUNE 2024**

Minutes of the previous meeting were confirmed as a true record and signed by the Chair. There was a reminder of procedure that any comments pertaining to the minutes should be submitted to the Town Clerk prior to a meeting.

**24/61/PE MEETING OPEN TO THE PUBLIC**

**PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

1 2024/0017/FUL  
Erection of awning to rear beer garden.  
36 High Street Wells Somerset BA5 2SG  
**Recommendation: Approval**  
**Material Considerations: (2) Design and appearance. A good quality awning.**

2 2024/1079/FUL and 2024/1080/LBC  
Gardner's Room Building; enlargement of opening for a new doorway and a covered area against the southwest corner.  
The Bishops Palace Market Place Wells Somerset BA5 2PD  
**Recommendation: Approval**  
**Material Considerations: (2) Design and appearance**

- 3 2024/1085/HSE  
Demolish garage/car port. Erection of two storey rear extension and single storey side extension.  
52 Ash Lane Wells Somerset BA5 2LS  
**Recommendation: Approval**  
**Material Considerations: (2) Design and appearance and (10) Other. Request from Wells City Council that the applicant consider the addition of swift boxes bricks or boxes to encourage bird habitat.**
- 4 2024/1113/HSE  
Amendments to fenestration and partial garage conversion.  
Bau House 12B North Road Wells Somerset BA5 2TJ  
**Recommendation: Approval**  
**Material Considerations: (2) Design and appearance**
- 5 2024/1121/HSE  
Erection of single storey side extension & internal alterations.  
37 Ash Lane Wells Somerset BA5 2LR  
**Recommendation: Approval**  
**Material Considerations: (2) Design and appearance**
- 6 2024/1157/HSE  
Single storey replacement side extension and elevated decking.  
4 Hillside Close Wells Somerset BA5 2NA  
**Recommendation: Approval**  
**Material Considerations: (2) Design and appearance**
- 7 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.)  
Lanteglos House St Thomas Street Wells Somerset BA5 2UZ  
**Recommendation: Refusal**  
**Planning committee are unable to make a decision due to lack of evidence in relation to a complete site plan.**
- 8 2024/1052/FUL  
Retention of existing public house (Sui Generis), conversion of an outbuilding (Sui Generis) to a one-bedroom bungalow and erection of a two-bedroom bungalow, utilising existing access from Westfield Road, with associated landscaping and parking spaces. (Resub of 2023/2351/FUL).  
Cheddar Valley Inn 22 Tucker Street Wells Somerset BA5 2DZ  
**Recommendation: Approval**  
**Material Considerations: (2) Design and appearance**

## TREES

- 9 2024/1173/TCA - **Notification only**  
T1- T5 Large leaved Limes: Crown Lift 5m over road  
T6 Large Leaved Lime: Remove 2x low secondary branches over road  
T7 Large Leaved Lime: Fell and grind Out (see inspection Notes)  
T8-T9 Large Leaved lime: Crown Lift 5m over road  
G44 Thuja/lawson Cypress: Crown lift 5m over rd Remove upswept branch at 4m on south aspect, prune from building to clear 2m  
T77 Rowan: Fell and grind out Stump Dead wood will be removed from any trees in category 1 and 2 as well.  
Recreation Ground Silver Street Wells Somerset

- 10** 2024/1175/TPO **Notification only**  
T10 Large Leaved lime: Crown Lift 5m over road  
T11 Large Leaved Lime: Reduce Height by 3m lateral extent 2m  
T30 -T33 Common Lime: Remove Basal/trunk Epicormics Crown lift 7m  
G47 Thuja/Lawson Cypress: Remove 1x dead and 1x dying tree  
T78-T87 London Plane: (see management recommendations and inspection notes)  
Dead wood will be removed from any trees in category 1 and 2 as well.  
Recreation Ground East Of 26 Silver Street Wells Somerset

**24/62/PE NEIGHBOURHOOD PLAN**

Cllr S Powell reported that a meeting had taken place with Cllrs: L Agabani and H Siggs regarding traffic calming. A report and map will be presented to WCC Full Council meeting in September after being presented to the Planning and Environment meeting in August.

**24/63/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.

**24/64/PE ANY OTHER MATTERS OF URGENT REPORT**

Cllr D Denis reported that she'd attended a meeting with the charity CCS regarding helping rural areas in providing affordable housing developments. (Presentation slides attached on a pdf.) All WCC Councillors had been invited to attend. The organisation could help WCC access a housing needs survey as one of the projects in the Neighbourhood Plan. Following a discussion regarding 106 funding and placements and density of affordable housing, the definition of "Affordable housing" H Wilkins will provide information to Councillors in due course.

**24/65/PE DATE OF NEXT MEETING: 7pm, Thursday 15<sup>th</sup> August 2024**

**Minutes Signed by the Chair** ..... **Date** .....

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Affordable Rural  
Housing.pdf