

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 15TH AUGUST 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: RFO / Assistant Town Clerk: C Woodland
Wells City Council Staff – C Hobbs
SC Cllr and MP for Wells and Mendip Hills T Munt
2 x Member of the public

24/66/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS
Cllr S Cursley, I Von Mensenkampff

24/67/PE DECLARATIONS OF INTEREST
To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 16th May 2022.
Cllrs: L Agabani, S Powell, D Orrett declared a non-pecuniary interest in 6.2 and also decided not take part in the debate or vote on the application.

**24/68/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING
ON 18TH JULY 2024.**
Minutes were confirmed as a true record and signed by the Chair

24/69/PE MEETING OPEN TO THE PUBLIC
Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair

24/70/PE Q&A SESSION WITH SIMON TRAFFORD, SOMERSET COUNCIL PLANNING
Cllr D Denis informed the meeting that due to a communication failure, Simon Trafford is unable to attend but will attend the November Planning meeting.

PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

All planning applications can be viewed in detail on <https://www.somerset.gov.uk/planningbuildings-and-land/> Members of the Public are welcome to express their views at the Parish Council Planning Committee as well as direct to Somerset Council. Click on planning application reference numbers to link to Somerset website for further details or comments.

- 1 2024/1237/HSE**
Addition of front and rear dormers. Demolition of existing conservatory and construction of new ground floor rear sun room. Replacement of side and rear boundary fencing with masonry walls. Raise height of front boundary wall with new solid timber entrance gates.
1 Mountery Road Wells Somerset BA5 2QN
Recommend approval 3 - Design and Appearance
- 2 2024/1242/FUL and 2024/1243/LBC**
Change of use from 2no. flats to 1no. dwelling. Replacement of existing windows. 1no. new dormer window and roof lights. Reinstatement of chimney flue and raising of part first floor.
The Old Surgery 16 New Street Wells Somerset BA5 2LQ
Recommend approval 3 - Design and Appearance with noted objection to removal of hedge and request to preserve it.
- 3 2024/1264/HSE**
Proposed first-floor side extension over workshop.
Pondarosa Priory Road Wells Somerset BA5 1SZ
Recommend approval 3 - Design and Appearance

- 4** **2024/1276/HSE**
 Creation of driveway and off-road parking spaces with dropped kerbs, erection of multifunctional garden room/office/gym.
 13 Barley Close Wells Somerset BA5 2ED
Recommend Refusal - Creation of driveway and off-road parking spaces with dropped kerbs 3- design not fitting in street scene, also 11/12- hardscaping not environmental and leads to decrease soakaway.
Recommend – Approval - Erection of multifunctional garden room/office/gym.
- 5** **2024/1327/VRC**
 Variation of condition 2 (plans list) from consent 2021/2158/HSE to change external materials and replace pitched roof with flat roof.
 22 Hooper Avenue Wells Somerset BA5 3NA
Recommend approval
- 6** **2024/0992/CLP - Notification only**
 Application for a proposed lawful development certificate for Installation of 2no. EV charging units.
 Land At 355263 145938 St Andrew Street Wells Somerset

TREES

- 7** **2024/1352/TCA - Notification only**
 Maple (T1) - Fell
 Ornamental Cherry (T2) - Fell
 East House 11 Chamberlain Street Wells Somerset BA5 2PE
Comment- WCC would like to see replacement trees

- 8** **2024/1353/TPO - Notification only**
 Cedar of Lebanon - Fell (M1086).
 Land South Of 15 The Cedars North Liberty Wells Somerset
WCC notes objections attached and in the community. Our view is that alternative strategies could be used to preserve this iconic and beautiful tree whilst ensuring safety to people and property. If this tree is felled then WCC’s view is that the replacement should be a mature cedar tree.

24/71/PE NEIGHBOURHOOD PLAN

Cllr L Agabani gave an update following a meeting of the group formed to pursue a Neighbourhood Plan project. It was reported that four options for traffic calming were discussed and were discounted due to cost implications.
 A fifth option was being considered as having more potential for achieving results. This option included installation of a zebra crossing from the supermarket pedestrian entrance across Princes Road.
 A lengthy discussion took place where many suggestions were made for reversing traffic flow in certain areas as well as traffic order changes in the High Street to keep loading areas free and increase disabled parking bays.
 The decision was that the working group would review the matter in 18 months. Cllr T Munt suggested that there not be a delay and to work on easy fixes.
 The working party will meet again and submit a proposal to a future Full Council meeting. Cllr L Agabani will attend the next LCN meeting on the Highway working group meeting

24/72/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.

24/73/PE ANY OTHER MATTERS OF URGENT REPORT

None received

24/74/PE DATE OF NEXT MEETING: 7pm, Thursday 19th September 2024

Minutes Signed by the Chair Date