

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 17TH OCTOBER 2024 AT 7.00PM AT WELLS TOWN HALL

PRESENT: Cllrs: L Agabani, S Cursley, D Denis (Chair), D Orrett, S Powell,
I Von Mensenkampff

IN ATTENDANCE: RFO / Assistant Town Clerk: C Woodland
Wells City Council Staff – X de Vine
SC Cllr and MP for Wells and Mendip Hills T Munt
1x member of public – Chris Simons

24/84/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

Cllrs: G Folkard, G Robbins (Vice-chair)

24/85/PE DECLARATIONS OF INTEREST

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

No declarations of interest.

**24/86/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING
ON 19TH SEPTEMBER 2024.**

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

24/87/PE MEETING OPEN TO THE PUBLIC

Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair.

T Munt spoke about how brilliant Sat 12th October WEN event was (ECO week).

Chris Simons spoke about renewal pavement licenses (Agenda item 8) and his concerns regarding compliance.

24/88/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

All planning applications can be viewed in detail on <https://www.somerset.gov.uk/planning-buildings-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.

1 2024/1006/LBC

Front and rear elevation painted with repainting windows, front and back door.
16 Sadler Street Wells Somerset BA5 2SE.

Recommendation – Approval – Material Considerations - Design and Appearance, Effect on Conservation Area

2 2024/1785/HSE

Erection of conservatory on side elevation.
52 Goodymoor Avenue Wells Somerset BA5 2JJ

Recommendation – Approval - Material Considerations – Energy conservation

3 2024/0906/LBC

Change colour of ground floor shopfront woodwork & brickwork from white to pink (retrospective).

8 High Street Wells Somerset BA5 2SG

Planning East Notification -

Comment - Chair referred to previous decision by WCC to recommend **Approval** on 20th June 2024

TREES

- 4 **2024/1563/TPO - Notification only**
T1 - Yew Cut back & raise canopy to 3.6m
T5 - Yew Reduce lateral by 3.6m
T7 - Lime Reduce upper canopy 4.5m
T8 – Lime Install 4 tonne brace - TPO - M1063
Flat 1 19 New Street Wells Somerset BA5 2LD
- 5 **2024/1773/TPO - Notification only**
Lawson cypress (T1) - Fell TPO M1063
Beaumont House 17 New Street Wells Somerset BA5 2LD
- 6 **2024/1792/TCA – Notification only**
Lime (T1 & T2) - Shorten long low branches over road (North side) by 2m. Remove epicormic regrowth on main stems up to 6m above ground level.
St Thomas Vicarage 94 St Thomas Street Wells Somerset BA5 2UZ

APPEALS

- 7 **2023/2351/FUL (Appeal documents for viewing)**
Retention of existing public house (Sui Generis), demolition of ancillary outbuilding (Sui Generis) to erect two three-bedroom dwellings (Class C3) utilising existing access from Westfield Road, with associated landscaping and parking spaces.
Cheddar Valley Inn 22 Tucker Street Wells Somerset BA5 2DZ
Comment - Chair referred to **Approval** – At committee meeting on 18th July 2024 Committee recognises plans include dropped kerbs.
- 8 **2024/0695/FUL (Appeal documents for viewing)**
Convert 2no. large units to 4no. smaller units.
Plot 1 The Old Chapel Bakery Union Street Wells Somerset
Initially presented for consideration at the Committee meeting on 16th May 2024 when the recommendation was Approval – Design and Appearance. Chair noted the online documents do not include the Consultee response from WCC meeting on 16th May 2024, and requested TCA to write to Somerset Planning (East) to correct this along with a recommendation in the letter that approval could be sought on condition of installation of light wells.

NOTIFICATION ONLY

- 9 **Renewal Pavement Licence application for:**
Fig Tree Deli, 52 High Street, Wells, Somerset, BA5 2SN. WK/202405840
- 10 **Renewal Pavement Licence application for:**
Cafe Nero, 28 High St, Wells BA5 2SG WK/202405694
- 11 **Renewal Pavement Licence application for:**
Parsons Bakery Ltd, 2 High Street, Wells BA5 2SG (see email attachments)
Comments: A discussion took place regarding compliance to the parameters of the license as this is a known high foot traffic area, Councillor Agabani requested clarification on how licences are approved and decisions are made. The committee wished to be consulted regarding pavement licenses in future due to local knowledge.
Chair agreed to send a letter to Licensing highlighting our concerns and requesting involvement in the application process.

24/89/PE Palace Woods

RFO confirmed no correspondence received as of yet from Church Commissioners following letter sent regarding tree-felling after the meeting dated 19th September 2024. T. Munt confirmed she also had not heard anything further. Cllr D Denis reported a phone call with contractor who confirmed that the application was made by the Church Commissioners and approved by the Forestry Commission for Ash Dieback and a management plan for other species of tree. An ecological survey had also been carried out and approved. RFO to chase Church Commissioners for response.

Cllr D Orrett left meeting.

24/91/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.

24/92/PE ANY OTHER MATTERS OF URGENT REPORT

2024/1404/LBC

Change of use of public house (sui generis) to boutique guest house (C1), with alterations and replacement of extension with new day room (amended description received 11.09.2024).

This application was omitted from the agenda and will be discussed under delegated authority.

Councillor Agabani reported from the traffic calming working group that they will be making recommendations to full council in the new year on their work regarding pavement parking in the High Street – possible relocation of bus stop in Sadler Street and crossing on Princes Road between Tesco and the bus station. Somerset Councillors T. Munt and T. Butt Philip to be consulted.

24/93/PE DATE OF NEXT MEETING: 7pm, Thursday 21st November 2024

Minutes Signed by the Chair Date