

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 21ST NOVEMBER 2024 AT 7.00PM AT WELLS TOWN HALL

PRESENT: Cllrs: S Cursley, D Denis (Chair), G Folkard, D Orrett, S Powell,
G Robbins (Vice-chair), I Von Mensenkampff

IN ATTENDANCE: Devolution Officer: H Wilkins
Facilities & Projects Officer: L Wassell
Wells City Council Staff – C Hobbs
Somerset Council Planning Team Leader – Simon Trafford
5 x members of public

24/96/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS
Cllr L Agabani

24/97/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.

24/98/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 17TH OCTOBER 2024 and 22ND OCTOBER 2024 (Under Delegated Authority)
Minutes of both meetings were confirmed as a true record and signed by the Chair.

24/99/PE MEETING OPEN TO THE PUBLIC
Christopher Charles (Wells Civic Society) spoke of Wells' residents having a voice in relation to future development by Church Commissioners of the Palace Farm site. He would like to be able to make suggestions for alternative aspects of the design in order to give priority to the needs of the people of Wells regarding parking, pedestrian crossings and self-build aspects of the development. The site is not part of the Neighbourhood Plan. Christopher asked if there could be dialogue with Somerset ahead of future applications.
Simon Trafford suggested that the Civic Society or individuals engage with the Planning Authority through the local plan process, through City Council Planning Committee when applications are re submitted or by the pre-application process.
Tony Hathway (St Cuthbert Out Parish Council) asked that neighbouring parishes be consulted when developments are planned on parish boundaries. Cllr D Denis confirmed that Wells City Council and St Cuthbert Out Parish Council have worked together when there have been applications which might impact both Parishes.

24/100/PE Q&A SESSION WITH SIMON TRAFFORD, SOMERSET COUNCIL PLANNING – TEAM LEADER: DEVELOPMENT MANAGEMENT AND PLANNING ENFORCEMENT (EAST)

Q1. S106 monies and how they are decided and then what is needed from Wells in terms of input and information?

Simon Trafford advised Wells City Council to use the Neighbourhood plan as a framework, to set out expectations for infrastructure that the City Council would like. There are criteria that are required. Councils requiring allocation of Section 106 monies are advised to submit a delivery plan with ideas of infrastructure projects, pedestrian crossings etc.

Q2. Please define the interpretation of “overlooking, loss of privacy, overbearing”. Neighbours might object to loss of light, proximity of a new structure, loss of view and we would like further clarification on what are the influencing factors when decisions re approval or rejection are made.

Simon Trafford reassured that Planning Officers always make site visits to applications where there have been objections made regarding loss of light, privacy etc. The loss of a

view is not a material consideration for an application to be refused. Loss of light, privacy will require an assessment to be made. Proximity of a new structure is required to be 20 metres from an existing structure.

Q3. Is there a list of the acceptable colours of paintwork to commercial frontages of the High Street that Wells Council can refer to when considering changes that may occur, without planning applications?

Simon Trafford said that sensitive, neutral heritage colours are the recommendations for conservations areas but that there is no colour chart as such. On a listed building it is not only about the colour of the paint, but that the correct paint product is used to protect stonework.

Complaints are investigated for breaches of planning control and contact will be made to address any issues.

Q4. Are there any relevant changes following Unitary changes that Somerset would make our committee aware of?

Simon Trafford informed the meeting that after Unitary, that work is ongoing to produce a Somerset Wide development plan. This will to create a more consistent approach to planning.

Q5. Cllr S Cursley asked is enforcement difficult, given the financial situation of Somerset Unitary Authority?

Simon Trafford reported that enforcement is served when it is in the public interest to do so and that it comes at a cost. The majority of applicants comply to decisions made.

24/101/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1** 2024/1900/HSE
Refurbishment of existing single storey rear lean to.
81 Wookey Hole Road Wells Somerset BA5 2NH
Recommendation – Approval
Material Consideration – 2 Design and appearance
- 2** 2024/1786/HSE
Replace back door with window, replace back door with glazed door, enlarge one rear window. Re-felt and batten single storey roof and add 2 velux to single storey pitched roof.
5 Davis Terrace Tucker Street Wells Somerset BA5 2DX
Recommendation – Approval
Material Consideration – 2 Design and appearance
- 3** 2024/1813/HSE
Two storey extension to rear.
1 Somerville Road Wells Somerset BA5 2NW
Recommendation – Approval
Material Consideration – 2 Design and appearance
- 4** 2024/1809/VRC
Variation of condition 1 - Plans List (Compliance) of Planning Consent 2022/0507/HSE (Demolition of existing garage and construction of two storey side extension)
25 Hooper Avenue Wells Somerset BA5 3NA
Recommendation – Approval
Material Consideration – 2 Design and appearance
- 5** 2024/1911/HSE
Erection of two storey & single storey rear extensions.
7 Alfred Street Wells Somerset BA5 1TY
Recommendation – Approval
Material Consideration – 2 Design and appearance

- 6 2024/1663/CLP
Clear and level area in rear garden to erect 2 metal framed modular units to be used as ancillary accommodation.
65 Wand Road Wells Somerset BA5 1RN
Recommendation – Refusal
Material Consideration – 10 – Inappropriate application
- 7 2024/1852/HSE
Two storey extension to rear, new porch, conversion of front garden to parking + drop kerb
5 Sheldon Drive Wells Somerset BA5 2HB
i. Two storey extension to rear, new porch - **Recommendation – Approval**
Material Consideration – 2 Design and appearance
ii. Conversion of front garden to parking + drop kerb - **Recommendation – Refusal**
Material Considerations – 3 Layout and density, 9 - Flood Risk with increase of water run off
- 8 2024/1962/CLP
Conversion of conservatory to conventional masonry construction and tiled roof.
Installation
of rooflight in existing main roof.
11 Fir Tor Avenue Wells Somerset BA5 2LY
Recommendation – Approval
Material Consideration – 2 Design and appearance
- 9 2024/1954/VRC
Variation of condition 9 (Delivery Hours) on consent 2020/1856/VRC (Variation of condition
condition
16 (delivery hours) of permission 2012/2927 (Variation of conditions 25 and 30 on
planning
permission 2012/1727. (development of a food store on the EMI Club/Whiting Way site).
Waitrose Ltd, Whiting Way, Wells, Somerset
Recommendation – Approval
- 10 2024/1998/FUL
Replacement of windows at first and second floor.
First and Second Floors 1 Sadler Street Wells Somerset BA5 2RR
Recommendation – Approval
Material Consideration – 2 Design and appearance
- 11 2024/2014/HSE
Single storey rear extension to create Kitchen/Dining room
6 North Grove Wells Somerset BA5 2TD
Recommendation – Approval
Material Consideration – 2 Design and appearance
- 12 2024/2045/LBC
Maintenance to internal door, replace glazed panes (12 total) to internal door and replace
glazed panes to louvre above door (3 panes of glass in louvre). All new glazed panes are
single glazed 6.4mm laminated.
5 Market Place Wells Somerset BA5 2RF
Recommendation – Approval
Material Consideration – 2 Design and appearance

- 13 2024/1137/VRC
Variation of condition 2 - Plans List (Compliance) of Planning Consent 2021/0998/FUL (Erection of 1 no. dwelling within the curtilage of existing dwelling) (Amended certificate, location plan and plans)
Lanteglos House St Thomas Street Wells Somerset BA5 2UZ
Recommendation – Approval
Material Consideration – 2 Design and appearance

TREES

- 14 2024/1869/TCA **Notification only**
Sycamore - Fell
8 St Cuthbert Street Wells Somerset BA5 2AW
- 15 2024/1844/TCA **Notification only**
T3 (Willow) - Fell
T4, T5 & T7 (Bay) - Fell
16 Chamberlain Street Wells Somerset BA5 2PF
Wells City Council request that 2 small, native, deciduous trees be planted in their place
- 16 2024/1958/TCA **Notification only**
T1 - Salix caprea - reduce canopy by 2m.
T2 - Cercis – prune approx 1m.
7 South Street Wells Somerset BA5 1SJ
- 17 2024/2004/TPO **Notification only**
TPO M1105: T3 - Copper Beech - Crown Raising of low branches overhanging height way to 5.5m high.
12 Milton Lane Wells Somerset BA5 2QS
- 18 2024/2009/TCA **Notification only**
T231 - False Acacia - 4.5M canopy reduction back to sound pruning points.
East House 11 Chamberlain Street Wells Somerset BA5 2PE
- 19 2024/2015/TCA **Notification only**
T1 - Lawson Cypress - Reduce branches.
Wells Service Station 44 Chamberlain Street Wells Somerset BA5 2PJ

24/102/PE LOCAL PLAN CONSULTATION

A Neighbourhood Plan report will be made at the next Wells City Council Meeting. The Local Plan consultation is our opportunity to influence the Somerset Local plan. It is an online process.
H Wilkins (Devolution Officer) informed that meeting that she will seek further information as to how to respond as a Council. It was recommended that as many individuals as possible complete the Local plan consultation. Responses are required by 30th November 2024.

24/103/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.

24/104/PE ANY OTHER MATTERS OF URGENT REPORT

Cllr D Denis reported a fallen tree in Palace woods. H Wilkins (Devolution Officer) agreed to write to the Church Commissioners as recent tree works had taken place at that location.

Cllr S Powell asked about Health and Wellbeing revenue streams for active travel. Cllr D Denis replied that she had spoken to an Officer at Somerset and that monies could be available from Section 106.

Cllr D Orrett asked for a brief update of the meeting that had taken place regarding flooding on Tor Lane. Cllr D Denis told the meeting that there are plans to contact landowners upstream from flooded area, with a view to beginning dialogue between Landowners and affected parties. H Wilkins (Devolution Officer) will research if the floodplain at this location in the Hills to Levels work being carried out at Somerset. Cllr D Denis will forward information she has to H Wilkins (Devolution Officer).

24/105/PE DATE OF NEXT MEETING: 7pm, Thursday 5th December 2024

Minutes Signed by the Chair Date