

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 5<sup>TH</sup> DECEMBER 2024 AT 7.00PM AT WELLS TOWN HALL

**PRESENT:** Cllrs: D Denis (Chair), G Folkard, D Orrett, S Powell

**IN ATTENDANCE:** Devolution Officer: H Wilkins  
Facilities & Projects Officer: L Wassell  
Wells City Council Staff – C Hobbs  
1 x member of public

**24/106/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**  
Cllrs: L Agabani, I Von Mensenkampff

**24/107/PE NON ATTENDANCE**  
Cllr: S Cursley, G Robbins (Vice-chair)

**24/108/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.

**24/109/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING  
ON 21<sup>ST</sup> NOVEMBER 2024**  
The Minutes were confirmed as a true record and signed by the Chair.

#### **Matters arising from the meeting on 21<sup>ST</sup> NOVEMBER 2024**

- i. H Wilkins gave an update that a brief paper had been circulated to members. Following the meeting with Simon Trafford. This paper was drawn up to strengthen the position of Wells City Council regarding Section 106 funding opportunities. If Councillors approve of the paper then it will be added to Full Council Agenda.
- ii. H Wilkins has communicated with Church Commissioners regarding the removal of trees at Palace Woods. The scale of work had been explained. Further engagement has been promised should there be future tree works.
- iii. H Wilkins has communicated with the Church Commissioners, who have committed to attending meetings about future Planning developments. Civic Society members and members of the public will be included.

**24/110/PE MEETING OPEN TO THE PUBLIC**

**24/111/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

2024/2016/HSE

Proposed bi-folding doors to replace UPVC window and door +conservation rooflight  
7 St Cuthbert Street Wells Somerset BA5 2AW

#### **Recommendation – Approval**

Material consideration – Design and appearance

**2**

2024/2036/HSE

Removal of existing timber shed and replace with more permanent pre-fabricated garage.  
Existing timber screening to be partially removed and gate repositioned.

1 Ethel Street Wells Somerset BA5 2HP

#### **Recommendation – Approval**

Material consideration – Design and appearance

- 3                    2024/2121/HSE  
Proposed single storey extension to south west elevation.  
8 Stoberry Crescent Wells Somerset BA5 2TG  
**Recommendation – Approval**  
Material consideration – Design and appearance
- 4                    2024/2107/HSE  
Proposal Granny Annexe and Front Porch Extension with Addition of WC.  
46 Jocelyn Drive Wells Somerset BA5 2ER  
**Recommendation – Proposal Granny Annexe - Refusal**  
Material consideration – Application type - Application required for dwelling
- Recommendation – Front Porch Extension with Addition of WC - Approval**  
Material consideration – Design and appearance
- 5                    2024/2144/LBC  
Replace existing fascia sign with non-illuminated fascia sign.  
Replace existing projecting sign with non-illuminated projecting sign suspended from new metal bracket.  
66 High Street Wells Somerset BA5 2AJ  
**Recommendation – Approval**  
Material consideration – Design and appearance
- 6                    2024/2150/ADV  
Replacement of non-illuminated fascia signs and 1 no. non-illuminated projecting sign.  
66 High Street Wells Somerset BA5 2AJ  
**Recommendation – Approval**  
Material consideration – Design and appearance

**24/112/PE        NOTIFICATION ONLY**

- 1                    2024/2080/CLP **Notification only**  
Use of building as ancillary offices.  
Phoenix House Glastonbury Road Wells Somerset BA5 1TH
- 2                    2024/2100/DUB **Notification only**  
Demolition of a chimney stack.  
3 Bath Road Wells Somerset BA5 3HP

**24/113/PE        NEIGHBOURHOOD PLAN UPDATE**

D Denis updated the meeting that the Working group’s plan for the High Street traffic calming measures will be presented at the January Planning and Environment meeting.

D Denis reported that she’d received information from the Civic Society that they would like to set up a small Planning Committee sub group with hopefully a Councillor from the Planning Committee joining them. They would like to have involvement in the review if the Neighbourhood Plan. They will be in touch in the New Year.

D Denise attended a presentation from the CPRE (Council for the Protection of Rural England) The presentation discussed how new developments could be better managed by Planners, Architects and Councils. The Presenter advised that a review of the Neighbourhood Plan could be started before its end date. This in Wells’ case may not be wise as the Neighbourhood Plan is out of step with the Local Plan which is due for review in 2030.

**24/114/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.

**24/115/PE ANY OTHER MATTERS OF URGENT REPORT**

Cllr S Powell asked for information regarding the plans at the Rugby Club. H Wilkins reassured S Powell that she will attend the upcoming consultation meeting and that she is in the process of investigating the details of the covenant on the land. The land at the Rugby club falls within the boundary of Wells City Council.

Cllr D Denis reported that there had been an enquiry about a solar panel farm near Dulcote Quarry. The application is within St Cuthbert Out Parish. Cllr D Denis confirmed that Charlie Bigham were the applicant.

**24/116/PE DATE OF NEXT MEETING: 7pm, Thursday 23<sup>rd</sup> January 2025**

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