

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 20<sup>TH</sup> FEBRUARY 2025 AT 7.00PM AT WELLS TOWN HALL

**PRESENT:** Cllrs: L Agabani, D Denis (Chair), G Folkard, D Orrett, S Powell,  
G Robbins (Vice - chair)

**IN ATTENDANCE:** Town Clerk/Devolution Officer: H Wilkins  
Wells City Council Staff – C Hobbs  
T Munt (MP)  
No public were in attendance

**20/11/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**

Cllrs: S Cursley, I Von Mensenkampff

**20/12/PE DECLARATIONS OF INTEREST**

None received

**20/13/PE MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD ON  
23<sup>RD</sup> JANUARY 2025**

The Minutes of meetings were approved and signed by Cllr D Denis (Chair)

**20/14/PE MEETING OPEN TO THE PUBLIC**

**20/15/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

- 1 2025/0125/FUL  
Change of use from dwelling house (C3) to studio (sui generis) and erection of side extension and covered link between garage and house.  
3 Mountery Close Wells Somerset BA5 2QW  
Following a debate to consider soundproofing material, parking provision and change of use there was a proposal from Cllr L Agabani that the application be approved subject to clarification of soundproofing materials and parking provision. Cllr G Robbins seconded the proposal.  
**Recommendation: Approval**
- 2 2025/0127/FUL  
Proposed replacement of doors/windows on courtyard storage buildings, infill garage door and replace with new wall, door, window. Install rooflights to rear storage area.  
20 St Thomas Street Wells Somerset BA5 2UX  
**Recommendation: Approval**  
Material Consideration: (2) Design and appearance
- 3 2025/0157/HSE  
New external lime render, replacement of windows, alterations to existing carport and entrance to dwelling, removal of external steps, replace full height glazed screen & install PV panels to roof.  
Chantry House 2 Chantry Close St Thomas Street Wells Somerset  
**Recommendation: Approval**  
Material Consideration: (2) Design and appearance (10) Environmental sustainability
- 4 2025/0191/HSE  
Replacement roof - The proposal includes the removal of the existing roof covering, before reinstating with a new breathable membrane and replacement 400 x 200 Brazilian Grey/Green nail fixed slates to closely match existing.  
School House North Grove Wells Somerset BA5 2TD  
**Recommendation: Approval**

Material Consideration: (2) Design/appearance (4) Property is within Conservation area

- 5 2025/0203/HSE  
Proposed solar electric photovoltaic panels to rear roof of retirement home.  
Blislands House St Thomas Street Wells Somerset BA5 2UU  
**Recommendation: Approval**  
Material Consideration: (10) Climate adaptation, energy efficient improvements.
- 6 2025/0226/FUL  
Erection of single storey extension to rear of property.  
8 Bedford Road Wells Somerset BA5 3NH  
**Recommendation: Approval**  
Material Consideration: (3) Layout of building
- 7 2025/0192/FUL  
Provision of Additional Hardstanding.  
Wells Health Centre Glastonbury Road Wells Somerset BA5 1XJ  
Following a long discussion about flood risk from surface run off, loss of green area/  
biodiversity and purpose of parking required  
**Recommendation: Planning committee members would like to defer the decision  
until more information can be gathered. H Wilkins will write to Somerset East  
Planning Department to seek an extension.**
- 8 2025/0020/CLE - **NOTIFICATION ONLY**  
Certificate of Lawfulness of existing use as petrol filling station with unrestricted opening  
hours.  
Mercury Petrol Filling Station Wm Morrisons Supermarkets Plc East Somerset Way Well.

## **TREES**

- 9 2025/0161/TCA - **NOTIFICATION ONLY**  
T1 & T2 - Silver birch - Fell.  
20 Chamberlain Street Wells Somerset BA5 2PF  
Wells City Council would like to recommend that two native trees be planted in their place.  
A brief discussion took place about the felling of trees in Wells generally.  
H Wilkins (Town Clerk) will write to the Tree Officer at Somerset expressing Councillors  
concerns regarding the loss of trees.

## **20/16/PE LOCAL PLAN CONSULTATION**

Cllr D Denis asked that Councillors look online at the consultation and complete any  
survey as councillors may be the first port of call for questions from electorate. Cllr D  
Denis reported that transport issues are a common subject of discussion, rural areas  
having access to amenities.

## **20/17/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.

## **20/18/PE ANY OTHER MATTERS OF URGENT REPORT**

Cllr G Folkard made an observation that a recent application made reference to the Rugby  
Club as the "Old Rugby club" and that this may infer that it is closed.

Cllr S Powell asked for clarification about a letter received by Wells City Council regarding  
the Rugby Club proposal. Cllr D Denis suggested that the individual who wrote the letter  
be invited to the meeting when the application is discussed  
H Wilkins (Town Clerk) will respond to the letter.

Cllr D Orrett asked about clarification for the process of removing out-dated posters from  
around Wells

Cllr D Denis clarified that flyposting is a Somerset responsibility but that historically repeat offenders have been written to request that once an event is over that posters are taken down. H Wilkins will contact Officers at Somerset to highlight the issue to them.

Cllr D Denis requested that ownership be established, of the wall between the recreation ground and the south street car park and if appropriate, that a retrospective planning application be submitted.

**20/19/PE      DATE OF NEXT MEETING: 7pm, Thursday 20<sup>th</sup> March 2025**

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