



WELLS CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT A MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE, WHICH COMMITTEE MEMBERS ARE SUMMONED TO ATTEND, WILL BE HELD IN WELLS TOWN HALL ON THURSDAY 17TH FEBRUARY 2022 AT 7.00PM

Please note this meeting will be recorded for the purpose of minute-taking.

Steve Luck
Town Clerk/RFO

10th February 2022

Town Hall, Market Place,
Wells, BA5 2RB
01749 673091
e-mail: townclerk@wells.gov.uk

Committee Members:

Cllrs: L Agabani, J Browne, A l'Anson (Chair),
N Kennedy, S Powell, T Robbins,
J Rust (Vice-Chair), P Welch (Mayor)

AGENDA

- 1 APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**
- 2 DECLARATIONS OF INTEREST**
To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 26th July 2012.
- 3 MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 20TH JANUARY 2022.**
To be confirmed as a true record and signed by the Chair.
- 4 MEETING OPEN TO THE PUBLIC**
Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair.
- 5 PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**
All planning applications can be viewed in detail on www.mendip.gov.uk. Members of the Public are welcome to express their views at the Parish Council Planning Committee as well as direct to Mendip District Council. Click on planning application reference numbers to link to MDC website for further details or comments.
 - 5.1** [2021/2857/HSE](#)
Erection of rear extension
7 Wheeler Grove Wells Somerset BA5 2GB
 - 5.2** [2021/2934/FUL](#)
Erection of 1no. dwelling house.
Foxcroft 61 Wookey Hole Road Wells Somerset BA5 2NH

- 5.3 [2022/0009/HSE](#)
Replacement garage at rear
10 Alfred Street Wells Somerset BA5 1TY
- 5.4 [2021/2914/FUL](#) and [2021/2915/LBC](#)
Change of use of first & second floors to form 2no. one-bedroom flats and internal alterations to ground floor.
42 - 42A High Street Wells Somerset BA5 2SN
- 5.5 [2022/0058/LBC](#)
Alteration to existing site access, formal definition of ancillary car parking area, and erection of reception building.
Wells Cathedral School 15 North Liberty Wells Somerset BA5 2ST
- 5.6 [2022/0110/FUL](#)
Demolition of existing dwelling and erection of 1no. new dwelling-houses
34A Portway Wells Somerset BA5 2BN
- 5.7 [2022/0155/HSE](#)
Install replacement windows and door to front elevation
9 Southover Wells Somerset BA5 1UG
- 5.8 [2022/0168/FUL](#) and [2022/0169/LBC](#)
Conversion and alterations of upper floors from 1no. 2 bedroom flat to 2no. 1 bedroom flats, replacement windows and installation of roof light
72 High Street Wells Somerset BA5 2AJ
- 5.9 [2022/0052/HSE](#)
Infill extension to the rear of the property
11 Wookey Hole Road Wells Somerset BA5 2NN
- 6 **SCC HIGHWAYS PROPSAL** (attached by email)
To consider SSC Highways proposed double yellow lines on Ash Lane junction with Kennion Road, Wells.
- 7 **DRAFT SUPPLEMENTARY PLANNING DOCUMENT** (attached)
For information.
- 8 **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.
- 9 **ANY OTHER MATTERS OF URGENT REPORT**
- 10 **DATE OF NEXT MEETING: 7:00pm, 17th March 2022**

TO EXCLUDE THE PRESS AND PUBLIC

Due to the confidential nature of the business to be discussed, relating to individuals, it will be proposed by the Chair that a resolution be passed under the provisions of the Public Bodies (Admission to Meetings) Act 1960 as amended, excluding the press, public and all non-committee members

Agenda Item 7

From: PlanningPolicy <PlanningPolicy@Mendip.gov.uk>
Subject: [OFFICIAL] Publication of Draft Supplementary Planning Document: Design and Amenity of New Development, Guidance for Interpretation of Local Plan Policy DP7
Date: 13 January 2022 at 14:56:33 GMT
To: PlanningPolicy <PlanningPolicy@Mendip.gov.uk>

Dear Sir/Madam,

Mendip District Council is publishing a draft Supplementary Planning Document on Design and Amenity of New Development, Guidance for Interpretation of Local Plan Policy DP7.

In February 2019 Mendip District Council declared a Climate and Ecological Emergency pledging to make best endeavours to enable the District to be carbon neutral by 2030. Energy efficiency in domestic and non-domestic buildings, decarbonising heating systems and renewable energy are all important to the move towards carbon neutrality.

Mendip Local Plan Part 1 includes Policy DP7; Design and Amenity of New Development. The policy makes clear that development should be well designed, creating developments that are useable, durable, adaptable, sustainable and attractive.

The Council is asking for views on the new Supplementary Planning Document which aims to help applicants demonstrate how their proposal meets the requirements of DP7, including the need to ensure that resource efficiency, sustainable construction and renewable energy have been included.

A Net Zero Carbon Toolkit providing further technical guidance has been endorsed by the Council alongside the SPD.

Comments on the SPD are invited and the consultation will run between **Friday 14th January and Friday 11th February**. Representations received outside this period may not be accepted.

The SPD is available on the Council's website www.mendip.gov.uk/sci or available to view at the following locations:

- Council Offices, Cannards Grave Road, Shepton Mallet, Somerset, BA4 5BT

Following this consultation any representations received will be carefully considered by the Council and reported to Cabinet, before a decision is made on whether to adopt the SPD.

Should you have any queries or require any further information then please contact a member of the planning policy team by email planningpolicy@mendip.gov.uk or by telephone: 0300 303 8588.

Yours faithfully

Andre Sestini
Principal Planning Policy Officer

MENDIP DISTRICT COUNCIL
Cannards Grave Road, Shepton Mallet, Somerset. BA4 5BT



www.mendip.gov.uk

 planningpolicy@mendip.gov.uk

 Customer Services: 0300 303 8588