



## WELLS CITY COUNCIL

**NOTICE IS HEREBY GIVEN THAT A MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE (URGENT MATTERS ONLY), WHICH COMMITTEE MEMBERS ARE SUMMONED TO ATTEND, WILL BE HELD IN WELLS TOWN HALL ON THURSDAY 18<sup>th</sup> AUGUST 2022 AT 7.00PM**

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

Steve Luck  
Town Clerk/RFO

11<sup>th</sup> August 2022

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

Committee Members:

Cllrs: L Agabani, T Butt Philip, D Denis (Chair),  
S Eden, N Kennedy, D Orrett, S Powell

### 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 12<sup>th</sup> May 2022.
- 3 MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 21<sup>st</sup> JULY 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](http://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 [2022/1367/HSE](#)**  
Erection of single storey rear extension, glazed veranda, first floor rear extension, formation of balcony following replacement terrace to the second floor, alterations to the fenestration and internal alterations.  
9 Silver Street Wells Somerset BA5 1UN  
**Response required by 08.08.2022 Extension granted until 19.08.2022**

- 5.2 [2022/1384/LBC](#) and [2022/1383/FUL](#)  
Remove existing Branch nameplate, non-illuminated fascia panel signage, non-illuminated projecting sign, ATM, infill with stonework and all made good to match existing. Ground Floor - Removal of all counters and associated walls, fixtures, fittings and equipment. All floors - Removal of all internal furniture.  
Barclays Bank 9 Market Place Wells Somerset BA5 2RH  
**Response required by 08.08.2022 Extension granted until 19.08.2022**
- 5.3 [2022/0720/LBC](#)  
To affix a plaque onto the frontage of Wells Museum  
Wells Museum 8 Cathedral Green Wells Somerset BA5 2UE  
**Response required by 10.08.2022 Extension granted until 19.08.2022**
- 5.4 [2022/1444/HSE](#)  
Erection of single-storey rear extension, insertion of roof-light & solar panels, parking bay and external stairs to ancillary outbuilding.  
Wealdstone 7A Woodacre Wells Somerset BA5 2TE  
**Response required by 11.08.2022 Extension granted until 19.08.2022**
- 5.5 [2022/1425/HSE](#)  
Erection of two-storey side extension, single-storey rear porch.  
Erection of detached garage/store following demolition of existing single garage.  
63 Mount Pleasant Avenue Wells Somerset BA5 2JG  
**Response required by 12.08.2022 Extension granted until 19.08.2022**
- 5.6 [2022/1426/LBC](#)  
Removal of part of internal wall between kitchen and dining room and closing off of current internal hallway.  
25 New Street Wells Somerset BA5 2LE  
**Response required by 15.08.2022 Extension granted until 19.08.2022**
- 5.7 [2022/1482/FUL](#) and [2022/1483/LBC](#)  
Installation of replacement fenestration and reconfiguration to shopfront.  
9 Sadler Street Wells Somerset BA5 2RR  
**Response required by 16.08.2022 Extension granted until 19.08.2022**
- 5.8 [2022/1463/HSE](#)  
Erection of two-storey side and rear extension, single-storey side and rear extension, single-storey extension to orangery, replacement of front porch and alterations to rear patio/terrace.  
94 Wookey Hole Road Wells Somerset BA5 2NQ  
**Response required by 17.08.2022 Extension granted until 19.08.2022**
- 5.9 [2022/1374/LBC](#)  
Replacement of Roof on the west wing of the Good Earth, with a new like for like roof.  
4 Priory Road Wells Somerset BA5 1SY  
**Response required by 15.08.2022 Extension granted until 19.08.2022**
- 5.10 [2022/1487/HSE](#)  
Internal alterations, change and introduction of fenestration, conversion of store to library and creation of mezzanine.  
25 Southover Wells Somerset BA5 1UG  
**Response required by 18.08.2022 Extension granted until 19.08.2022**
- 5.11 [2022/1406/HSE](#)  
Single storey rear sun lounge / kitchen extension and front porch  
121 Portway Wells Somerset BA5 2BR  
Response required by 26.08.2022 - No extension required

## TREES

5.12

[2022/1570/TCA](#)

T1 (Larch) – Fell

3 St Thomas Street Wells Somerset BA5 2UU

Response required by 31.08.2022 – No extension required

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### APPEAL DECISION

Appeal Ref: APP/Q3305/W/22/3292409

23 Broad Street, Wells BA5 2DJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Ms F Shenton of F M Sampson and Sons Limited against the decision of Mendip District Council.
- The application Ref 2020/0938/FUL, dated 12 May 2020, was refused by notice dated 13 August 2021.
- The development proposed is demolition of existing commercial buildings and erection of 5no dwellings.

#### Decision

1. The appeal is dismissed.

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### 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.

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### ANY OTHER MATTERS OF URGENT REPORT

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**DATE OF NEXT MEETING: 7pm, Thursday 15<sup>th</sup> September 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