



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 16TH FEBRUARY 2023 AT 7.00pm

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

Steve Luck
Town Clerk/RFO

9th February 2023

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, Isa Von Mensenkampff,
D Orrett, S Powell

AGENDA

Wells City Council has declared a climate emergency. Each agenda item must consider the impact on any policy and decision.

- 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 12th May 2022.
- 3 MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 19TH JANUARY 2023.**
- 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 [2022/2472/HSE](#)**
Erection of first floor rear roof terrace.
16 St Cuthbert Street Wells Somerset BA5 2AW
Extension granted until 17th February Case Officer Kirsty Black

- 5.2 [2023/0094/FUL](#)
Change of use from C3 Dwelling Houses to F1 (C) Museums.
12 Vicars Close Wells Somerset BA5 2UH
Extension granted until 17th February Case Officer Kirsty Black
- 5.3 [2023/0096/FUL](#)
Convert the ground floor from Commercial (E) to Residential (C3).
The Old Chapel Bakery Union Street Wells Somerset BA5 2PU
Extension granted until 17th February Case Officer Jennifer Alvis
- 5.4 [2023/0136/HSE](#)
Replacement of existing porch and extension to create a new bay to front elevation.
52 Kings Castle Road Wells Somerset BA5 3LT
- 5.5 [2023/0080/HSE](#)
Property is a Victorian terrace in a conservation area subject to Article 4 restrictions. Applicant wants to replace windows from UPVC to hardwood.
15 Portway Wells Somerset BA5 2BA
- 5.6 [2023/0169/LBC](#)
Repointing Listed wall
46 Chamberlain Street Wells Somerset BA5 2PJ
- 5.7 [2023/0224/HSE](#)
Conversion of existing attached garage to studio and internal alterations.
11 Kidder Bank Wells Somerset BA5 3JT
- 5.8 [2023/0204/HSE](#)
Convert existing outbuilding to annexe with ancillary use to dwelling. Erection of car port.
Erection of storeroom/workshop (part retrospective).
48 Portway Wells Somerset BA5 2BN

TREES:

- 5.9 [2023/0156/TCA](#)
T1 - Silver Birch - Cut back from property by 1.5m, Crown lift to 3m,
T2 - Silver Birch - Crown lift to 3m
Job Centre 46 Chamberlain Street Wells Somerset BA5 2PQ

6 PLANNING BOARD NOTIFICATION

[2022/1833/FUL](#)

Change of Use from commercial (class E) and residential (The Gatehouse) to a single residential unit (class C3).

The Old Deanery Cathedral Green Wells Somerset BA5 2UG

Cllr Denis (Chair) to attend the MDC Planning Board meeting on 15th February.

7 APPEAL DECISIONS

Appeal Ref: **APP/Q3305/W/22/3306122**

7 Welsford Close, Somerset, Wells BA5 2JE

Decision

1. The appeal is allowed and planning permission is granted for conversion and change of use of the existing garage to a creative art and play therapy studio at 7 Welsford Close, Somerset, Wells BA5 2JE, in accordance with the terms of the application, Ref 2022/1201/FUL, dated 8 June 2022, subject to the conditions in the attached schedule.

8 NEIGHBOURHOOD PLAN

The Chair to provide an update.

9 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.

10 ANY OTHER MATTERS OF URGENT REPORT

11 DATE OF NEXT MEETING: 7pm, Thursday 16th March 2023

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.