



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 MARCH 2023 AT 7.00pm

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

Steve Luck
Town Clerk/RFO

9th March 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 16TH FEBRUARY 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 [2023/0199/LBC](#)**
Redecoration of the front (south west) elevation (retrospective).
20 Sadler Street Wells Somerset BA5 2RR
Extension agreed 17th March – Zoe Maclennan

- 5.2 [2023/0099/HSE](#)
Erection of a front porch and changes to the driveway with two dropped kerbs
14 Barley Close Wells Somerset BA5 2ED
Extension agreed 17th March – Case Officer Jane Thomas
- 5.3 [2023/0325/HSE](#)
Demolish conservatory, outbuilding and erect a single storey rear extension.
15 Portway Wells Somerset BA5 2BA
Extension agreed 17th March – Case Officer Jane Thomas
- 5.4 [2023/0342/HSE](#)
Erection of single-storey rear extension.
68 St Thomas Street Wells Somerset BA5 2UZ
- 5.5 [2023/0050/LBC](#)
Alterations to north and south facing windows and internal works to central heating/log burner.
East House 11 Chamberlain Street Wells Somerset BA5 2PE
- 5.6 [2023/0314/HSE](#)
Single storey porch extension, conversion of outbuilding to home office, internal alterations and associated landscaping.
Halfpenny House 17A North Road Wells Somerset BA5 2TL

TREES

- 5.7 [2023/0300/TPO](#)
TPO (M372) - T8 - Whitebeam Tree - Remove lower branches by 2m and ivy from trunk of the tree, deadwood and other hemiparasites.
9 Walnut Tree Close Wells Somerset BA5 2NL
Extension agreed 17th March – Tree Officer Bo Walsh
- 5.8 [2023/0076/TCA](#)
T1- (WELL030)-Whitebeam - Prune away from building by 2m, crown lift to 4m, driveway.
T2- (WELL031)-Sycamore (self-seeded)- Fell and chemically treat stump.
Huddleston Court South Street Wells Somerset BA5 1SB

APPLICATION WITHDRAWN

- 5.9 [2022/2064/HSE](#)
Erection of single and two storey rear extension following demolition of garage, existing rear extension and outbuilding. Loft conversion with new dormer windows.
16 Ash Grove Wells Somerset BA5 2LX
WITHDRAWN

6 NEIGHBOURHOOD PLAN

The Chair to provide an update. Revised documents attached to email as follows:

- i [Wells Neighbourhood Plan](#)
- ii [Wells Neighbourhood Plan Basic Conditions Statement](#)
- iii [Wells Neighbourhood Plan Consultation Statement](#)

7 REQUEST FOR NEW SPEED LIMIT

To consider request to SCC Highways to change speed limit on Kennion Road.

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: 7pm, Thursday 20th April 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.