



## 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 18<sup>TH</sup> MAY 2023 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> May 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 12<sup>th</sup> May 2022.
- 3 MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 20<sup>TH</sup> APRIL 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 <https://www.somerset.gov.uk/planning-buildings-and-land/> Members of the Public are welcome to express their views at the Parish Council Planning Committee as well as direct to Somerset Council. Click on planning application reference numbers to link to Somerset website for further details or comments.
- 5.1 [2023/0586/FUL](#)**  
Proposed electrification works including GRP housings, chargers & associated works.  
Bus Depot Priory Road Wells Somerset BA5 1SZ

- 5.2**     [2023/0615/FUL](#)  
Installation of external staircase  
Unit J 38 Market Street Wells Somerset
- 5.3**     [2023/0630/HSE](#)  
Single storey side extension following demolition of existing detached garage.  
25 Stoberry Avenue Wells Somerset BA5 2TF
- 5.4**     [2023/0588/HSE](#)  
Erect a single storey rear kitchen extension.  
15 Wookey Hole Road Wells Somerset BA5 2NN
- 5.5**     [2023/0636/HSE](#)  
Erection of two-storey side and single-storey side extensions following demolition of existing side-extension and garage. Widen existing vehicle access.  
17 Ash Lane Wells Somerset BA5 2LR
- 5.6**     [2023/0656/HSE](#)  
Erection of single storey extension replacement garage.  
4 Mount Pleasant Avenue Wells Somerset BA5 2JQ
- 5.7**     [2023/0675/HSE](#)  
Replace 3 windows and front door at the front of the house with like for like.  
47 St Thomas Street Wells Somerset BA5 2UY
- 5.8**     [2023/0218/LBC](#)  
Installation of a Wells Civic Society blue plaque on the rear elevation.  
Priory Hospital Glastonbury Road Wells Somerset BA5 1TJ
- 5.9**     [2022/2488/ADV](#)  
2no. advertising boards and 1no. illuminated fascia sign.  
Brick Peers Limited The Old Cold Store Rowdens Road Wells, Somerset
- 5.10**    [2023/0125/FUL](#) and [2023/0682/LBC](#)  
Change of use of a vacant shop previously used as a Subway to a traditional kebab house  
78 High Street Wells Somerset BA5 2AJ
- 5.11**    [2023/0704/FUL](#)  
Installation of steel wire guarding to church tower.  
Church Of St Cuthbert St Cuthbert Street Wells Somerset BA5 2AW
- 5.12**    [2023/0575/LBC](#) and [2023/0576/ADV](#)  
Erection of one non-illuminated hanging sign to front elevation.  
Salmon Planning Company 2 Priory Road Wells Somerset BA5 1SY
- 5.13**    [2023/0446/LBC](#)  
Repair of pointing to front elevation.  
22 Priest Row Wells Somerset BA5 2PY
- 5.14**    [2023/0767/LBC](#)  
Removal of internal partition walls in basement to form bedroom and en-suite, new doors and windows and additional external light grills to be installed.  
23 East Liberty Wells Somerset BA5 2SZ
- 5.15**    [2023/0808/HSE](#)  
Form level parking area, new steps and landscaping.  
2 Drake Road Wells Somerset BA5 3JX

## TREES

- 5.16 [2023/0645/TCA](#)  
T1 - Ornamental Cherry - Fell.  
T2 & T3 - Ash - Fell  
T4 & T5 - Wild Cherry - Fell  
The New House Becket Place Wells Somerset BA5 1UU

## APPEAL

- 6 **Appeal Ref: APP/Q3305/W/22/3313740**  
Application Ref: [2022/0617/OUT](#)  
Land at 353582 146889 Wookey Hole Road, Wells, Somerset BA5 2NE  
To receive an update from Cllr D Denis.
- 7 **WELLS NEIGHBOURHOOD PLAN**  
To receive an update from Cllr D Denis.
- 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 22<sup>nd</sup> June 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.