



## 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 20<sup>TH</sup> JULY 2023 AT 7.00pm**

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

Steve Luck  
Town Clerk/RFO

13<sup>th</sup> July 2023

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

Committee Members:

Cllrs: L Agabani, S Cursley, D Denis (Chair),  
G Folkard, D Orrett, S Powell, G Robbins,  
I Von Mensenkampff

### 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 15<sup>TH</sup> JUNE 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 [2023/1126/HSE](#)**  
Proposed loft conversion to dwelling in a conservation area.  
19 Bath Road Wells Somerset BA5 3HP
  - 5.2 [2023/1111/LBC](#) and [2023/1110/FUL](#)**  
Single storey rear extension and alterations to existing House Parent accommodation.  
23 East Liberty Wells Somerset BA5 2SZ

- 5.3 [2023/1140/HSE](#)  
Replacement of timber casement windows in white finish with timber casement windows in arctic white finish  
54 St Thomas Street Wells Somerset BA5 2UZ
- 5.4 [2023/1103/LBC](#) and [2023/1102/HSE](#)  
Alterations, refurbishment and extensions to Beaumont House  
Beaumont House 17 New Street Wells Somerset BA5 2LD
- 5.5 [2023/1206/HSE](#)  
Single storey side extension with replacement of flat roof and new dormer roof on existing loft with widening of existing vehicle access and dropped kerb.  
8 Stoberry Avenue Wells Somerset BA5 2TF
- 5.6 [2023/1225/HSE](#)  
Installation of solar panels and three roof lights.  
22A Chamberlain Street Wells Somerset BA5 2PF
- 5.7 [2023/1203/LBC](#)  
Form new copper roof covering over existing asphalt roof to the Oratory Roof.  
The Bishops Palace Market Place Wells Somerset BA5 2PD
- 5.8 [2023/1215/LBC](#)  
Replace existing copper roof coverings & box gutters with new copper. Reslate slate skirtings. Record and deconstruct 2no chimney stacks & rebuild. Undertake general vegetation clearance & repointing of parapet walls internally.  
The Bishops Palace Market Place Wells Somerset BA5 2PD
- 5.9 [2023/1236/FUL](#)  
Conversion of an existing Coach House to office use (Class E) and associated works.  
Land At 355667 146163 St Thomas Street Wells Somerset
- TREES**
- 5.10 [2023/1133/TPO](#)  
TPO M372 - T2 - Walnut - Reduce 2 limbs by 1.5m.  
15 Walnut Tree Close Wells Somerset BA5 2NL
- 5.11 [2023/1271/TPO](#) (NOTIFICATION ONLY)  
T1 Sycamore - Reduce overall crown by 2m.  
Sycamore House 2 Mountery Close Wells Somerset BA5 2QW
- 6 **PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CS\_20783621, WHITING WAY SW, WHITING WAY, WELLS, SOMERSET, BA5 2QF (NGR: E354577 N145820)**  
(See documents attached by email only)
- 7 **WELLS NEIGHBOURHOOD PLAN**  
To receive an update from Adrian I'Anson, Chair, Neighbourhood Plan Steering Group  
(report attached)
- 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 17<sup>th</sup> August 2023 (urgent matters only)**

## **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**

#### **WELLS NEIGHBOURHOOD PLAN UPDATE**

The last stages of the Wells Neighbourhood Plan are being dealt with by Jo Milling, the Senior Planning Policy Officer in the Somerset Council, East Team.

Deborah McCann has been appointed as the Independent Examiner and I have set out below the latest update from Jo Milling:

*The Examiner started work on the plan last week. I have asked for her report for the end of August.*

*She is happy working entirely from the website, but she will let us know if there is anything further that she needs.*

There is nothing further to do until her report arrives.

Mr A l'Anson

Chair – Neighbourhood Plan Steering Group

13/07/2023