



## 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 17<sup>TH</sup> AUGUST 2023 AT 7.00pm**

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

Steve Luck  
Town Clerk/RFO

10<sup>th</sup> August 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 20<sup>TH</sup> JULY 2023**  
Cllr S Powell has noticed two omissions in the minutes. There had been a query from a resident of Carlton Mews regarding trees in the recreation ground. There was a request that Tree Officer, Bo Walsh be invited to attend a Planning and Environment meeting. Revised minutes attached.
- 4 MEETING OPEN TO THE PUBLIC**  
Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair
- 5 PRESENTATION ON TREE PLANNING AND POLICY**  
Talk by Somerset Council Tree and Woodland Officer, Bo Walsh.
- 6 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.

- 6.1 [2023/1275/FUL](#)  
Redevelopment to form 47 No Retirement Living Apartments for Older People (Sixty Years of Age and/or Partner over Fifty-Five Years of age), Guest Apartment, Communal Facilities, Access, Car Parking and Landscaping.  
Wells Police Station 18 Glastonbury Road Wells Somerset
- 6.2 [2023/1304/HSE](#)  
Single storey rear extension, internal alterations and loft conversion.  
44 Burcott Road Wells Somerset BA5 2EQ
- 6.3 [2023/1317/HSE](#)  
Side extension.  
103 Wookey Hole Road Wells Somerset BA5 2NG
- 6.4 [2023/1300/ADV](#) and [2023/1301/LBC](#)  
Erection of awning to rear garden.  
36 High Street Wells Somerset BA5 2SG
- 6.5 [2023/1398/HSE](#)  
Proposed single storey rear extension, new fenestration and internal alterations.  
96 Wookey Hole Road Wells Somerset BA5 2NQ
- 6.6 [2023/1418/LBC](#)  
Restoration and cleaning works to 2no. arched stone doorways.  
5 Priest Row Wells Somerset BA5 2PY
- 6.7 [2023/1496/HSE](#)  
Loft conversion to study and guest bedroom. Two dormers position on principle elevation (North east) a flat roof dormer extension to rear elevation (south east).  
69 Milton Lane Wells Somerset BA5 2QT
- 6.8 [2023/1492/LBC](#)  
Minor amendment to previous consent 2022/2042/LBC for the erection of a single storey outbuilding by an amendment to the building footprint
- 6.9 [2023/1272/LBC](#)  
Replacement of lighting to new LED energy efficient lighting in the front and back of house areas.  
24 - 26 High Street Wells Somerset BA5 2SJ
- 6.10 [2023/1464/HSE](#)  
Alterations and first floor extension  
53 Milton Lane Wells Somerset BA5 2QT
- 6.11 [2023/1107/CLP](#) **(Notification only)**  
Demolish a detached outhouse and rear porch, and build a single storey, flat roofed extension at the rear of the property to create a new dining room.  
16 Ash Grove Wells Somerset BA5 2LX
- 6.12 [2023/1374/CLP](#) **(Notification only)**  
Application for a proposed lawful development certificate for replacement rear fence with pedestrian gate access.  
74 Balch Road Wells Somerset BA5 2BX
- 7 **5G PRECAUTIONARY PRINCIPLE**  
To review (attached by email only).
- 8 **WELLS NEIGHBOURHOOD PLAN**  
To receive any updates.

**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 21<sup>st</sup> September 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.