



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 NOVEMBER 2023 AT 7.00pm

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

Steve Luck
Town Clerk/RFO

9th November 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 12th May 2022.
- 3 MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 19th OCTOBER 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 [2023/1921/CLE](#) - Notification only**
Application for a existing lawful development certificate for use of land to be included within the residential garden.
50 Portway Wells Somerset BA5 2BW
 - 5.2 [2023/1949/ADV](#)**
Replacement of existing signs with 4no. fascia non-illuminated signs to front/rear elevations.
25 - 29 High Street Wells Somerset BA5 2AA

- 5.3 [2023/1972/LBC](#) and [2023/1971/FUL](#)
Installation of a retractable awning on west elevation
12 Market Place Wells Somerset BA5 2RB
- 5.4 [2023/2040/LBC](#)
Replacement of roof to zinc to match existing
The Swan Hotel 11 Sadler Street Wells Somerset BA5 2RX
- 5.5 [2023/2051/LBC](#)
Removal of C20th staircase, re-instatement of chimney stacks to courtyard, replacement doors and architraves, new bathrooms and re-location of existing kitchen. New ancillary accommodation to the north range and former stable block to include re-instatement of traditional windows and associated works.
The Old Deanery Cathedral Green Wells Somerset BA5 2UG
- 5.6 [2023/2042/LBC](#)
Adding "Poundland" signage to front of Building unit
29 High Street Wells Somerset BA5 2AA
- 5.7 [2023/2064/CLP](#) **Notification only**
Erection of Canopy
The Blue School Kennion Road Wells Somerset BA5 2NP
- 5.8 [2023/2062/FUL](#) and [2023/2047/LBC](#)
Addition of 8 Solar Panels to the roofs of the Stable Yard Office and Stable Yard Education Room in the courtyard area of The Bishop's Palace
The Bishops Palace Market Place Wells Somerset BA5 2PD

TREES

- 5.9 [2023/1964/TCA](#) **Notification only**
T1 - Paper Bark Birch - Reduce overall crown by approximately 1.5m.
T2 - Paper Bark Birch - Reduce overall crown by approximately 1.5m.
T3 - Olive - Fell.
T4 - Mimosa - Remove x 4 lower branches (Crown lift) to achieve a 1 meter clearance from the roof of the summer house. Reduce lateral growth overhanging the neighbours garden by 0.4m.
Mansards 20 South Street Wells Somerset BA5 1S
- 5.10 [2023/2054/TPO](#) **Notification only**
(TPO M330) T1 - London Plane - Reduction by up to 4 metres to sound/previous pruning points.
Wells Operatic Society The Little Theatre Chamberlain Street Wells
- 5.11 [2023/2070/TCA](#) **notification only**
T1 (Magnolia) - Crown lift over road to 5.2m and footpath to 3m. Re-shaping/crown reduction up to 1m.
22 Priest Row Wells Somerset BA5 2PY

6 NEIGHBOURHOOD PLAN

To receive the Final Wells NDP report from Somerset Council (attached by email).

7 2021/1703/FUL | CONSTRUCTION OF A BUND TO THE NORTH-WEST OF THE SITE. RETROSPECTIVE. | TOR HILL WORKS CONSTITUTION HILL WELLS SOMERSET BA5 3NT ENFORCEMENT REFERENCE ENF/2023/0390 (notes and photo attached by email)

Cllr Denis to present photo and notes.

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 7th December 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.