



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 7TH DECEMBER 2023 AT 7.00pm

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

Steve Luck
Town Clerk/RFO

30th 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 16TH NOVEMBER 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** [2023/2152/LBC](#) and [2023/2151/FUL](#)
Proposed new spiral stairs case to preserve the longevity of the building and hotel function.
The Swan Hotel 11 Sadler Street Wells Somerset BA5 2RX
Extension granted
 - 5.2** [2023/2244/HSE](#)
Loft conversion with rear dormer. Alterations to existing garage. New outbuilding structure.
40 Hawkers Lane Wells Somerset BA5 3JW
Extension not required

5.3 [2023/2264/LBC](#)
Erection of fascia and projecting signs to front elevation and fascia sign to rear elevation
9 High Street Wells Somerset BA5 2AA
Listed Building Consent

5.4 [2023/2283/ADV](#)
Fascia and projecting signs to front elevation and fascia sign to rear elevation
9 High Street Wells Somerset BA5 2AA
Application to Display Adverts

5.5 [2023/2243/LBC](#)
Replacement of the telephone cable to the gatehouse building.
The Bishops Palace Market Place Wells Somerset BA5 2PD
The Palace Trust Katy Love
Listed Building Consent

5.6 [2023/2270/HSE](#)
Erection of two storey side extension
37 Ash Lane Wells Somerset BA5 2LR
Householder Application

TREES

5.7 Notification only:
[2023/2145/TCA](#)
T1 (Willow) - 2m reduction.
17 Bath Road Wells Somerset BA5 3HP

5.8 Notification only:
[2023/2256/TCA](#)
T89 & T90 (Lime) - Reduce branches by 2.4m to natural target pruning points, pruning cuts to be <75mm diameter.
East Vicarage St Thomas Street Wells Somerset BA5 2UZ

5.9 Notification only:
[2023/2055/TCA](#)
T1. - Paper Bark Maple - 1.5 metre reduction back to sound pruning points
21 Portway Wells Somerset BA5 2BA

5.10 Notification only:
[2019/1381/OTS](#)
Application for Outline Planning Permission with some matters reserved for erection of up to 100 dwellings with public open space with only details of access considered. (amended plans rec'd 10.12.2019)
Land South Of 17 Elm Close Wells Somerset

6 TORR HILL WORKS, WELLS - SERIOUS STAGING
See correspondence from Jason Walker, Planning Enforcement Officer, SC, attached below (page 3).

7 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.

8 ANY OTHER MATTERS OF URGENT REPORT

9 DATE OF NEXT MEETING: 7pm, Thursday 18th January 2024

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 6 above:

Re : Torr Hill Works, Wells - Serious Staging

Dear Councillor Denis

My colleague Andy Dearing and I visited the site last week and met with the owner of Serious Staging where we were able to understand the extent and scope of the works currently being undertaken.

Serious Staging is a successful international company which supplies staging and stage sets around the world and regularly works companies such as Disney meeting their staging needs.

Whilst this does not allow them to flaunt planning law, it is worth noting that this is a company that employs up to 90 people and they are utilising a brown field site, in this case, a former brick works.

Given the workload, it is necessary at times to create dry spaces when working on new contracts which is the case with the building currently under construction.

This building does not benefit from a planning permission; however, the business owner has confirmed that a retrospective planning application will be submitted in an attempt to regularise it in planning terms. Should planning permission not be granted, he has confirmed that it will be removed.

In addition to this, it was suggested that the roof material be replaced with something darker thereby reducing its visual impact. The business owner has agreed to this proposed measure.

Although beyond the remit of Planning Enforcement, we have suggested that the business engage with the wider community including Town Councillors so that people can understand what is taking place on the site and what benefits the business brings to the local and wider community.

With regards to the palisade fencing and the earth bunds constructed, these have been installed to reduce antisocial behaviour and property damage as there has been cases of graffiti, the setting of fires and a danger to life following people being caught running over the roofs of the buildings. We understand a planning application has recently been submitted to the LPA in relation to these works.

Given the company owner's willingness to engage with the Council and that a planning application is to be submitted in relation to the new constructed building, we do not feel that formal enforcement action is required at this point in time. We will however monitor the situation.

I trust the above is clear, but should you have any queries, please do not hesitate to contact me.

Yours sincerely

Jason Walker
Planning Enforcement Officer
Planning East
Somerset Council