

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON THURSDAY 17TH MARCH 2022 7:00PM AT WELLS TOWN HALL

PRESENT: Cllrs: A l'Anson, L Agabani, J Browne, T Robbins, J Rust (Vice-chair),
P Welch

IN ATTENDANCE: Town Clerk's Assistant: C Woodland
WCC Staff: C Hobbs, A Westwood
Cllr D Denis
1 member of the public

22/20/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:
Cllr S Powell

22/21/PE DECLARATIONS OF INTEREST
Cllr L Agabani declared a personal interest in agenda item 2022/0469/FUL

**22/22PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE
MEETING ON 17TH FEBRUARY 2022**
The minutes were agreed and signed as a true record by the Chair.
Cllr J Rust commented that when a meeting is inquorate, that comments may be
submitted to Mendip District Council.

22/23/PE MEETING OPEN TO THE PUBLIC
1 member of public present.

22/24/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2022/0323/HSE
Erection of two storey side extension and single storey rear extension
29 Somerleaze Close Wells Somerset BA5 1UD
RECOMMEND: APPROVAL

2 2022/0306/HSE
Erection of 1st Floor Extension
6A Creighton Close Wells Somerset BA5 3NE
RECOMMEND: APPROVAL

3 2022/0320/HSE
Loft conversion with associated internal alterations
19 Hawkers Lane Wells Somerset BA5 3JH
RECOMMEND: APPROVAL

4 2022/0331/FUL
Proposed removal and replacement of shopfront and side access door.
42 - 42A High Street Wells Somerset BA5 2SN
RECOMMEND: APPROVAL

5 2022/0332/LBC
Proposed removal and replacement of shopfront and side access door
42 - 42A High Street Wells Somerset BA5 2SN
RECOMMEND: APPROVAL

- 6 2022/0256/HSE
Erection of single storey rear extension on site of existing conservatory, including alterations of existing kitchen, installation of new dormer window to the rear main roof in lieu of 2no. Velux rooflights.
88 St Thomas Street Wells Somerset BA5 2UZ
RECOMMEND: APPROVAL
- 7 2022/0469/FUL
Installation of sculpture & plinth.
Wells Cathedral Church of St Andrew Cathedral Green Wells Somerset BA5 2PA
RECOMMEND: APPROVAL
- 8 2022/0273/FUL
Erection of Class E(a) retail store, car parking and servicing areas, cycle path, landscaping and associated works following demolition of existing buildings.
Lidl Great Britain Ltd Strawberry Way South Wells Somerset BA5 2AZ
RECOMMEND: APPROVAL subject to three conditions. (1) A Section 106 contribution to incorporate a pedestrian crossing across Priory Road. (2) A restriction to lighting - being sensor activated rather than 24 hours. (3) Parking provision be proposed to provide three hours free parking. The Committee also commented that greater care should be taken during the demolition of the existing buildings to ensure that material does not spill out of the site.
- TREES:**
- 9 2022/0321/TCA
T1 - Bay Tree - reduce crown by approx 2m.
26 Chamberlain Street Wells Somerset BA5 2PJ
RECOMMEND: Decision to go to MDC for consideration.
- Note:** The following applications were received post Agenda but needed to be brought forward for comment within the deadline:
- 10 2022/0398/HSE
Remove existing Conservatory and erection of single storey extension.
21 Dodd Avenue Wells Somerset BA5 3JU
RECOMMEND: APPROVAL subject to the retention or replacement of solar panels on SW elevation.
- 11 2022/0422/HSE
First floor side extension, single storey rear extension, single storey side entrance porch extension and alterations to driveway.
93 Portway Wells Somerset BA5 2BR
RECOMMEND: APPROVAL
- TREES:**
- 12 2022/0500/TCA
T1 Magnolia, 3m reduction in height 2m reduction on sides
The Vicarage 1 St Cuthbert Street Wells Somerset BA5 2AW
RECOMMEND: APPROVAL
- 22/25/PE WELLS NEIGHBOURHOOD PLAN UPDATE**
The Chair provided an update and has distributed the draft Neighbourhood Plan, Wells Design Guide, Masterplan and a summary consultation leaflet to all Councillors. Approval of the draft documents for consultation will be sought at Wells City Council meeting on 24th March 2022

- 22/26/PE TRAFFIC CALMING IN WELLS HIGH STREET**
 The Chair to reported that he had met with Officers from Somerset County Council and Mendip District Council and that there will be a feasibility study on traffic calming measures on a) Sadler Street and the High Street as well as b) improvements to junctions at Portway and Tucker Street. The Committee expressed the view that the feasibility study should focus on the High Street only. The report will go before Wells City Council for consideration.
- 22/27/PE PLANNING & ENVIRONMENT COMMITTEE REPORT PRESENTED AT THE ANNUAL PARISH MEETING**
 The Chair presented the report.
- 22/28/PE 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. **Agreed**
- 22/29/PE ANY OTHER MATTERS OF URGENT REPORT.**
 The Committee agreed that a letter be sent to Mendip District Council supporting complaints relating to the erection of glamping pods on land to the south of Silver Street.
- 22/30/PE DATE OF NEXT MEETING: 7:00pm, 21st April 2022**

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

Minutes signed by The Chair: **Date:**