

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 17<sup>TH</sup> NOVEMBER 2022 AT 7.00PM AT WELLS TOWN HALL

**PRESENT:** Cllrs: L Agabani, D Denis (Chair), I Von Mensenkampff, D Orrett,  
S Powell

**IN ATTENDANCE:** Town Clerk Assistant: C Woodland  
WCC Staff: C Hobbs  
No members of public

**22/80/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:**  
Cllrs: T Butt Philip, S Eden, N Kennedy

**22/81/PE DECLARATIONS OF INTEREST**  
Cllr D Orrett declared a personal interest in item 5.1

**22/82/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE  
MEETING ON 20<sup>TH</sup> OCTOBER 2022**  
The Minutes were confirmed as a true record and signed by the Chair.

**22/83PE MEETING OPEN TO THE PUBLIC**  
None present

#### **22/84/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

- 1 2022/2064/HSE  
Erection of single and two storey rear extension following demolition of garage, existing rear extension and outbuilding. Loft conversion with new dormer windows.  
16 Ash Grove Wells Somerset BA5 2LX  
**Recommendation – Refusal due to loss of light and privacy to neighbouring property and the overbearing nature of the design.**
- 2 2022/2041/HSE and 2022/2042/LBC  
Erection of single storey outbuilding.  
Beaumont House 17 New Street Wells Somerset BA5 2LD  
**Recommendation – Approval with the condition to replace three trees of similar canopy.**
- 3 2022/2079/HSE  
Erection of two-storey rear extension following demolition of existing first floor conservatory.  
9 Martins Close Wells Somerset BA5 2ES  
Response required by 17th November, extension requested until 18th November –  
Case Officer Joseph Leesam (no reply from Case Officer at time of print).  
**Recommendation - Approval**
- 4 2022/2112/TCA  
T1 - Gingko biloba - reduce laterals by 1.2m reduce apical leaders by 1.2m, raise canopy to 2.4m.  
3 Portway Avenue Wells Somerset  
**Recommendation - Approval**
- 5 2022/2119/TCA  
T1 - Willow (Salix caprea) - Crown reduce by 2m, Thin 10%. T2 - Cercis - Prune from neighbours, formative prune.  
7 South Street Wells Somerset BA5 1SJ  
**Recommendation – Approval**

6 2022/1937/TCA  
T1 A1 (Apple) - Fell.  
88 St Thomas Street Wells Somerset BA5 2UZ  
**Recommendation - Approval**

7 2022/2200/TCA  
T1 (Copper Beech) thin by 20% and reduce the lateral branches by 1m. Finishing  
pruning cuts to be no larger than 50mm.  
25 New Street Wells Somerset BA5 2LE  
**Recommendation - Approval**

8 **NEIGHBOURHOOD PLAN**  
Responses and documents are in the process of being collated from the Public  
consultation. Objections to some local green spaces have been received from  
Mendip District Council; from a solicitor acting for Blue School and Dean and  
Chapter, as well as Simon Tudway-Quilter, and Somerset County Council regarding  
Schools. The advice from Mendip was that if the assessment criteria are consistent  
across all the local green spaces then they should remain included. Mendip Planning  
Officers also advised on correct terminology and references to be included in several  
Policies. These have been accepted by the Steering Group. A brief discussion took  
place regarding a method of displaying gratitude for work done on the Neighbourhood  
Plan.

**22/85/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.

**22/86/PE ANY OTHER MATTERS OF URGENT REPORT**  
None received

**22/87/PE DATE OF NEXT MEETING: 7pm, Thursday 15<sup>th</sup> December 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:** .....