

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 19<sup>TH</sup> JANUARY 2023 AT 7.00PM AT WELLS TOWN HALL

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

**IN ATTENDANCE:** Town Clerk Assistant: C Woodland  
WCC Staff: C Hobbs  
1 member of public

**23/02/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:**  
Cllrs: N Kennedy

**23/03/PE DECLARATIONS OF INTEREST**  
Cllr D Denis (Chair) declared an interest in item 2023/0021/TCA  
Cllr L Agabani declared an interest in item 2022/2487/FUL  
Cllr S Powell declared an interest in item 2022/2445/TCA

**23/04/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE  
MEETING ON 15<sup>TH</sup> DECEMBER 2022 and MEETING OF 4<sup>TH</sup> JANUARY 2023 HELD  
BY DELEGATED AUTHORITY**  
Both sets of Minutes were confirmed as a true record and signed by the Chair.

**23/05PE MEETING OPEN TO THE PUBLIC**

**23/06/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

- 1** 2022/2423/HSE  
Second Floor Dormer Window, New Ground Floor window replacing existing French doors on Rear (West) Elevation and Internal alterations.  
1 Wookey Hole Road Wells Somerset BA5 2NN  
**RECOMMEND: APPROVAL**
- 2** 2022/2453/HSE  
Erection of single-storey rear extension following demolition of existing conservatory. Replacement of flat roof areas with pitched roof & refurbishment works.  
47 Milton Lane Wells Somerset BA5 2QT  
**RECOMMEND: APPROVAL**
- 3** 2022/2470/VRC  
Variation of condition 2 (Plans List) of permission 2022/1463/HSE (Erection of two-storey side and rear extension, single-storey side and rear extension, single-storey extension to orangery, replacement of front porch and alterations to rear patio/terrace).  
94 Wookey Hole Road Wells Somerset BA5 2NQ  
**RECOMMEND: APPROVAL**
- 4** 2022/2487/FUL  
Retention of advertising boards.  
Brick Peers Limited The Old Cold Store Rowdens Road Wells Somerset  
**RECOMMEND: APPROVAL**
- 5** 2023/0030/HSE  
Erection of two-storey side extension including garage, single-storey front porch, single-storey rear extension & timber shed in rear garden.  
21 Mary Road Wells Somerset BA5 2NF  
**RECOMMEND: APPROVAL**

6                    2023/0020/HSE  
Single storey rear extension and glazed veranda, first floor extension, utilisation of the existing terrace to form a balcony, a proposed replacement terrace to the second floor, alterations to the fenestration and internal alterations.  
9 Silver Street Wells Somerset BA5 1UN  
**RECOMMEND: REFUSAL - Due to loss of privacy of neighbouring properties from the additional 2<sup>nd</sup> Floor terrace.**

**TREES:**

7                    2022/2445/TCA  
T1 - Robinia Pseudoacacia - Fell.  
22A Chamberlain Street Wells Somerset BA5 2PF  
**RECOMMEND: APPROVAL**

**23/07/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.

**23/08/PE            ANY OTHER MATTERS OF URGENT REPORT**  
2023/0021/TCA  
T1- Birch- Pollard to approx 5m. T2- Pear-Prune to approx height 5m, spread 2.5m.  
Avenue House 64 High Street Wells Somerset BA5 2AJ  
**RECOMMEND: APPROVAL**

2023/0091/LBC and 2023/0090/FUL  
Removal of external ATM, CCTV and signage and making good. Removal of internal componentry, equipment and marketing.  
1 Market Place Wells Somerset BA5 2RN  
**RECOMMEND: APPROVAL - Wells City Council request that HSBC bank retains some form of face to face presence in the city.**

**23/09/PE            DATE OF NEXT MEETING: 7pm, Thursday 16<sup>th</sup> February 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

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