

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 16TH FEBRUARY 2023 AT 7.00PM AT WELLS TOWN HALL

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

IN ATTENDANCE: Town Clerk Assistant: C Woodland
WCC Staff: C Hobbs
SCC Cllr: T Munt
1 member of public

23/10/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:
Cllrs: T Butt Philip, N Kennedy

23/11/PE DECLARATIONS OF INTEREST
None received

**23/12/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE
MEETING ON 19TH JANUARY 2023**
Minutes were confirmed as a true record and signed by the Chair.

23/13PE MEETING OPEN TO THE PUBLIC

23/14/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1** 2022/2472/HSE
Erection of first floor rear roof terrace.
16 St Cuthbert Street Wells Somerset BA5 2AW
Recommendation – Approval on the grounds that there are no significant issues of privacy to neighbours
- 2** 2023/0094/FUL
Change of use from C3 Dwelling Houses to F1 (C) Museums.
12 Vicars Close Wells Somerset BA5 2UH
Recommendation - Approval
- 3** 2023/0096/FUL
Convert the ground floor from Commercial (E) to Residential (C3).
The Old Chapel Bakery Union Street Wells Somerset BA5 2PU
Recommendation - Approval
- 4** 2023/0136/HSE
Replacement of existing porch and extension to create a new bay to front elevation.
52 Kings Castle Road Wells Somerset BA5 3LT
Recommendation - Approval
- 5** 2023/0080/HSE
Property is a Victorian terrace in a conservation area subject to Article 4 restrictions.
Applicant wants to replace windows from UPVC to hardwood.
15 Portway Wells Somerset BA5 2BA
Recommendation - Approval

- 6 2023/0169/LBC
Repointing Listed wall
46 Chamberlain Street Wells Somerset BA5 2PJ
Recommendation - Approval
- 7 2023/0224/HSE
Conversion of existing attached garage to studio and internal alterations.
11 Kidder Bank Wells Somerset BA5 3JT
Recommendation - Approval
- 8 2023/0204/HSE
Convert existing outbuilding to annexe with ancillary use to dwelling. Erection of car port. Erection of storeroom/workshop (part retrospective).
48 Portway Wells Somerset BA5 2BN
Recommendation - Approval

TREES:

- 9 2023/0156/TCA
T1 - Silver Birch - Cut back from property by 1.5m, Crown lift to 3m,
T2 - Silver Birch -Crown lift to 3m
Job Centre 46 Chamberlain Street Wells Somerset BA5 2PQ
Recommendation - Approval

PLANNING BOARD NOTIFICATION

- 10 2022/1833/FUL
Change of Use from commercial (class E) and residential (The Gatehouse) to a single residential unit (class C3).
The Old Deanery Cathedral Green Wells Somerset BA5 2UG
Cllr Denis (Chair) attended the MDC Planning Board meeting on 15th February. The item was deferred until 22nd February. A brief discussion took place after which the meeting voted that Cllr Denis attends the MDC Planning board meeting to speak.

APPEAL DECISIONS

- 11 Appeal Ref: **APP/Q3305/W/22/3306122**
7 Welsford Close, Somerset, Wells BA5 2JE
Decision
1. The appeal is allowed and planning permission is granted for conversion and change of use of the existing garage to a creative art and play therapy studio at 7 Welsford Close, Somerset, Wells BA5 2JE, in accordance with the terms of the application,

23/15/PE

NEIGHBOURHOOD PLAN

Cllr Denis reported that the Basic Condition Statement is nearly at the point of completion The next step is that the Neighbourhood Plan will go back to Mendip District Council who will release a second Public Consultation. An examiner will then be selected. The timescale is likely to take another 6 months.

23/16/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.

23/17/PE ANY OTHER MATTERS OF URGENT REPORT

Cllr Powell reported that the loading bay opposite the Swan Hotel is being used as a seating area for the Hotel. Licensing will be contacted by Cllr Agabani. A short debate was held on whether minor planning applications can be devolved to Town Councils. Cllr Munt advised this would necessitate training of councillors to meet requirements and was unlikely in the short to medium term future.

23/18/PE DATE OF NEXT MEETING: 7pm, Thursday 16th March 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:**