

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 16<sup>TH</sup> MARCH 2023 AT 7.00PM AT WELLS TOWN HALL

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

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

**23/19/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:**  
Cllrs: T Butt Philip, S Eden, N Kennedy, I Von Mensenkampff

**23/20/PE DECLARATIONS OF INTEREST**  
Cllr L Agabani expressed an interest in item 5.1 on the agenda 2023/0199/LBC

**23/21/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE  
MEETING ON 19<sup>TH</sup> JANUARY 2023**  
Minutes were confirmed as a true record and signed by the Chair.

**23/22/PE MEETING OPEN TO THE PUBLIC**

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

- 1** 2023/0199/LBC  
Redecoration of the front (south west) elevation (retrospective).  
20 Sadler Street Wells Somerset BA5 2RR  
**Recommendation – Approval**
- 2** 2023/0099/HSE  
Erection of a front porch and changes to the driveway with two dropped kerbs  
14 Barley Close Wells Somerset BA5 2ED  
**Recommendation – Approval with a condition that the driveway surface is made of a sustainable material and allows drainage, subject to Highways approval on dropped kerbs**
- 3** 2023/0325/HSE  
Demolish conservatory, outbuilding and erect a single storey rear extension.  
15 Portway Wells Somerset BA5 2BA  
**Recommendation – Approval**
- 4** 2023/0342/HSE  
Erection of single-storey rear extension.  
68 St Thomas Street Wells Somerset BA5 2UZ  
**Recommendation – Approval**
- 5** 2023/0050/LBC  
Alterations to north and south facing windows and internal works to central heating/log burner.  
East House 11 Chamberlain Street Wells Somerset BA5 2PE  
**Recommendation – Approval**
- 6** 2023/0314/HSE  
Single storey porch extension, conversion of outbuilding to home office, internal alterations and associated landscaping.  
Halfpenny House 17A North Road Wells Somerset BA5 2TL  
**Recommendation – Approval**

## **TREES:**

- 7 2023/0300/TPO  
TPO (M372) - T8 - Whitebeam Tree - Remove lower branches by 2m and ivy from trunk of the tree, deadwood and other hemiparasites.  
9 Walnut Tree Close Wells Somerset BA5 2NL

**Recommendation – Approval**

- 8 2023/0076/TCA  
T1- (WELL030)-Whitebeam - Prune away from building by 2m, crown lift to 4m, driveway.  
T2- (WELL031)-Sycamore (self-seeded)- Fell and chemically treat stump.  
Huddleston Court South Street Wells Somerset BA5 1SB

**Recommendation – Approval**

## **APPLICATION WITHDRAWN**

- 9 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

**WITHDRAWN - NOTED**

**23/24/PE**

### **NEIGHBOURHOOD PLAN**

Cllr D Denis reported that A l'Anson has completed the Basic Condition statement and forwarded the Consultation Statement for inclusion on the agenda of the Wells City Council Meeting. All references to Mendip District Council on the Neighbourhood Plan have been amended to The Somerset Council ahead of the commencement of the Unitary Authority.

A l'Anson has acknowledged all responses on the Consultation statement and thanked the people who took the time to respond. Cllr D Denis recommended that Full Council consider the responses made by A l'Anson to every paper and email response to the consultation to note the impact and importance of them for future Council decisions.

**23/25/PE**

### **REQUEST FOR NEW SPEED LIMIT**

To consider request to SCC Highways to change speed limit on Kennion Road. The Committee wish to support the request to WCC for an application to be made to Highways for a 20 mph in Kennion Rd and wish to extend the request to impose a 20mph within the city boundaries on all roads.

**23/26/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.

**23/27/PE**

### **ANY OTHER MATTERS OF URGENT REPORT**

Applications with consultation period due to expire, received after agenda distributed:

2023/0401/LBC

Erection of rear dormer window, bathroom window, rooflights, and shower room.  
33B Southover Wells Somerset BA5 1UH

**Recommendation – Approval**

2023/0425/VRC

Variation of condition 1 (Temporary Permission-Use) on consent 2021/1793/VRC (Application to vary conditions 3 (customer hours), 4 (outside consumption of food or drink times at the south east/front) and 5 (outside consumption of food or drink times in the south west/side) of planning approval 2012/1196 (Change of use of premises from A1 (retail) to A4 (public house)). Addendum: public houses are now sui generis. 18 Priory Road Wells Somerset BA5 1SY

**Recommendation – Refusal on grounds of loss of parking spaces, noise and anti-social**

2023/0469/HSE

Retrospective amendment for four replacement windows to the front elevation 16 St Cuthbert Street Wells Somerset BA5 2AW

**Recommendation – Approval**

**Somerset Council Planning Consultation** - It was agreed that Cllr D Denis (Chair) will respond to the consultation of WCC Planning Committee. The response will state that WCC Planning is happy to accept the contents of the consultation with the request to ensure parish and town councils are involved in a two-way dialogue on planning applications where there is a difference of views and not to wait until it has gone to Planning Board without reference back to the parish/town council. (The deadline is midnight tonight - Cllr D Denis has made the response at 8.30pm

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

**Date:** .....