

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 15<sup>TH</sup> JUNE 2023 AT 7.00PM AT WELLS TOWN HALL

**PRESENT:** Cllrs: L Agabani, D Denis (Chair), I Von Mensenkampff, G Robbins

**IN ATTENDANCE:** Town Clerk Assistant: C Woodland

**23/49/PE APOLOGIES FOR ABSENCE:** Cllrs: S Cursley, D Orrett, S Powell  
**NON ATTENDANCE:** Cllr G Folkard

**23/50/PE APPOINTMENTS:**

- i. Planning & Environment Committee Chair - Cllr D Denis
- ii. Planning & Environment Committee Vice-chair - Cllr S Powell
- iii. To agree the continuation of A l'Anson as Chair of the Wells Neighbourhood Plan Steering Group – All in favour

**23/51/PE DECLARATIONS OF INTEREST**  
None declared

**23/52/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE  
MEETING ON 18<sup>TH</sup> MAY 2023**  
Minutes were confirmed as a true record and signed by the Chair.

**23/53/PE MEETING OPEN TO THE PUBLIC**  
None present

**23/54/PE DEVELOPMENT MANAGEMENT GUIDANCE FOR PARISH, TOWN AND CITY  
COUNCILS**  
To acknowledge the response requirements of the Parish Council as Consultee to SC Local Planning Authority.

**23/55/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

- 1 2023/0888/HSE**  
Demolish existing conservatory and erect single storey rear extension and front porch extension  
53 Welsford Avenue Wells Somerset BA5 2HX  
**RECOMMEND: Approval** – material consideration – no reason to object.
- 2 2023/0913/LBC and 2023/0912/HSE**  
Internal alterations for en-suite bathroom including new window  
14 Tucker Street Wells Somerset BA5 2DZ  
**RECOMMEND: Approval** – material consideration – Layout and density of building
- 3 2023/0869/CLE**  
Internal building work and replacement roof to the existing building at the rear of the property  
9 Wheeler Grove Wells Somerset BA5 2GB  
**RECOMMEND: Approval** – material consideration – environmentally sound
- 4 2023/0873/HSE**  
Demolition of existing structure & construction of new extension  
33 North Road Wells Somerset BA5 2TL  
**RECOMMEND: Approval** – material consideration – design and appearance

**TREES**

- 5      2023/0534/TPO**  
M1074.  
T4 - Cooper Beech - Selective reduction of lateral branches up to 3m with pruning wounds no greater than 75mm. Crown lift over car park and adjacent road to give 4m clearance from ground level, max diameter pruning wounds 100mm.  
A2 - Mixed Species trees - crown lift main road side to 5.2m from road ground level, 1m clearance from service yard wall, 2m clearance from store building.  
Tesco Supermarket Tucker Street Wells Somerset BA5 2DZ  
**RECOMMEND: Referred to SC Tree Officer**

**The following additional applications to be considered under AOB:**

- **2023/1023/TCA**  
T1 - Mature Lime - reduce the crown of the tree by approx 20%, the wound diameters would be no greater than 8cm.  
25A New Street Wells Somerset BA5 2LE  
**RECOMMEND: Referred to SC Tree Officer**
  
- **2023/0997/LBC**  
Removal of balcony railings, decking at rear of property.  
19 New Street Wells Somerset BA5 2LD  
**RECOMMEND: Approval – material consideration – design and appearance**
  
- **2023/0942/CLP** - Notification only  
Loft conversion with 2no pitched roof side dormers with rear flat roof dormer.  
16 Ash Grove Wells Somerset BA5 2LX  
This application is for notification only, but previous application recommendation was refusal, due to loss of privacy

- 6      ADVERTISING BOARDS AND SIGNAGE**  
Cllr D Denis reported, for other Cllrs information, a member of the public had contact her and Cllr D Orrett expressing their opinion that various advertisements for Festivities around the City were inappropriately designed.

- 7      WELLS NEIGHBOURHOOD PLAN**  
Cllr D Denis reported they had been notified today that the Neighbourhood Plan examiner for SC will be Deborah McCann.

**23/56/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.

**23/57/PE      ANY OTHER MATTERS OF URGENT REPORT**  
See additional planning applications above.

**23/58/PE      DATE OF NEXT MEETING: 7pm, Thursday 20<sup>th</sup> July 2023**

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