

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 20TH JULY 2023 AT 7.00PM AT WELLS TOWN HALL

PRESENT: Cllrs: L Agabani, S Cursley, D Denis (Chair), G Folkard, D Orrett, S Powell, G Robbins

IN ATTENDANCE: Town Clerk Assistant: C Woodland
WCC Staff: C Hobbs
Somerset Councillor: T Munt
9 members of the public

23/59/PE APOLOGIES FOR ABSENCE: Cllr: I Von Mensenkampff

23/60/PE DECLARATIONS OF INTEREST

Cllr G Folkard declared a personal interest in 2023/1320/HSE, 23/67/PE.

**23/61/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING
ON 15TH JUNE 2023**

Minutes were confirmed as a true record and signed by the Chair.

23/62/PE MEETING OPEN TO THE PUBLIC

The following members of the public all wished to speak about agenda item 5.9, application 2023/1236/FUL.

Professor John Armitage lives 10 metres away from the proposed development and was opposing the change of use, questioning the necessity for more office space in Wells. There are errors in the application where a driveway has been described as a lane and that the public rights of way, access, parking are all matters that require consideration.

Dick Hodgson challenged that the consultation was not within the guidelines and should be deferred. He had concerns about enforcement. Residents street parking issues are unresolved and further parking problems would result from this development.

Chris Armstrong. Provided a map and explained about the listed building status. Her property requires access across the proposed development and access would be cut off. The sewerage problems were queried due to the direction of the drains.

Roy Mackenzie spoke to the meeting about his concerns in the consultation process and that nearby neighbours hadn't been included. His opinions that the number of people using the office would be detrimental to parking in nearby roads and challenged the applicant's mention of good bus routes available.

Shelagh Addis a resident of St Thomas St for 38 years. There were shops and a pub in St Thomas Street many years ago but that it's now residential and that offices are not required and that the city centre would be more appropriate for this application.

Cllr D Denis proposed that application 2023/1236/HSE be discussed first.

23/63/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1 2023/1126/HSE
Proposed loft conversion to dwelling in a conservation area.
19 Bath Road Wells Somerset BA5 3HP
Recommendation – Approval
Material Considerations: (3) Design an improvement on existing design, (12)
Improvement for the environment

- 2 2023/1111/LBC and 2023/1110/FUL
 Single storey rear extension and alterations to existing House Parent accommodation.
 23 East Liberty Wells Somerset BA5 2SZ
 Recommendation – Approval
 Material Considerations: (3) Design an improvement on existing design, (12)
 Improvement for the environment
- 3 2023/1140/HSE
 Replacement of timber casement windows in white finish with timber casement windows
 in arctic white finish.
 54 St Thomas Street Wells Somerset BA5 2UZ
 Recommendation – Approval
 Material Considerations: (3) Visual impact is negligible
- 4 2023/1103/LBC and 2023/1102/HSE
 Alterations, refurbishment and extensions to Beaumont House
 Beaumont House 17 New Street Wells Somerset BA5 2LD
 Recommendation – Approval
 Material Considerations: (4) Improvement of layout to allow a better flow to the
 accommodation.
- 5 2023/1206/HSE
 Single storey side extension with replacement of flat roof and new dormer roof on
 existing loft with widening of existing vehicle access and dropped kerb.
 8 Stoberry Avenue Wells Somerset BA5 2TF
 Recommendation – Refusal
 Material Considerations: (2) NW facing new dormer will result in loss of privacy to
 neighbour at Number 10 (3) Dormer makes the building look top heavy
- 6 2023/1225/HSE
 Installation of solar panels and three roof lights.
 22A Chamberlain Street Wells Somerset BA5 2PF
 Recommendation – Approval Material
 Considerations: (12) Climate emergency and environmental impact by lowering carbon
 footprint.
- 7 2023/1203/LBC
 Form new copper roof covering over existing asphalt roof to the Oratory Roof.
 The Bishops Palace Market Place Wells Somerset BA5 2PD
 Recommendation – Approval
 Material Considerations: (5) Essential maintenance of a listed building
- 8 2023/1215/LBC
 Replace existing copper roof coverings & box gutters with new copper. Reslate slate
 skirtings. Record and deconstruct 2no chimney stacks & rebuild. Undertake general
 vegetation clearance & repointing of parapet walls internally.
 The Bishops Palace Market Place Wells Somerset BA5 2PD
 Recommendation – Approval
 Material Considerations: (5) Essential maintenance of a listed building
- 9 2023/1236/FUL
 Conversion of an existing Coach House to office use (Class E) and associated works.
 Land At 355667 146163 St Thomas Street Wells Somerset
 A lengthy discussion took place to cover the concerns that have been highlighted by
 members of the public. Access, parking and the inappropriate nature of the application
 were discussed before the meeting voted unanimously to refuse.
 Recommendation – Refusal

Material Considerations:(8) Traffic generation in a private road where residents walk and need access along with emergency services, (9) 12 desk spaces and reception and only 1 parking space, (12) Already adequate office spaces within the city.

TREES

- 10** 2023/1133/TPO
TPO M372 - T2 - Walnut - Reduce 2 limbs by 1.5m.
15 Walnut Tree Close Wells Somerset BA5 2NL
Recommendation – Approval
Material Considerations: (12) Health and safety
- 11** 2023/1271/TPO (NOTIFICATION ONLY)
T1 Sycamore - Reduce overall crown by 2m.
Sycamore House 2 Mountery Close Wells Somerset BA5 2QW
Recommendation – No comment required
- 23/64/PE** PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CS_20783621, WHITING WAY SW, WHITING WAY, WELLS, SOMERSET, BA5 2QF (NGR: E354577 N145820)
(See documents attached by email only)
Recommendation – A lengthy discussion followed which included the height of the mast, improvements for emergency services, lack of knowledge on the subject of 5G, potential service/signal improvements for businesses and homeworkers. The meeting voted to send a letter to inform the applicant that the view of Wells City Council would like to operate under the precautionary principle that has been previously applied. Wells City Council recognises that services may improve as a result of the installation, but that Wells City Council has concerns regarding the unknown effects, despite hearing the reassurances.
- 23/65/PE** **WELLS NEIGHBOURHOOD PLAN**
Cllr D Denis reported that the Independent Examiner has been appointed but cannot act until the comments have been received from the Somerset Council
- 23/66/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.
- 23/67/PE** **ANY OTHER MATTERS OF URGENT REPORT**
The following applications were discussed as a late item on the agenda:
- 2023/1319/TPO (NOTIFICATION ONLY)
T1 - Cherry Tree - Height reduction x 3m. to sound pruning point.
Kittwhistle Cottage 46 St Thomas Street Wells Somerset BA5 2UZ
Recommendation – No comment required – Notification only
- 2023/1320/HSE
Conversion of garage, single storey lean-to extension and terrace.
75 Milton Lane Wells Somerset BA5 2QT
Recommendation – Item not discussed and referred directly to Somerset Council
- Cllr D Denis proposed that a letter be sent in support of St Cuthbert's Outs' objections to 2023/1087/OUT a proposed development at New House Farm, Haybridge Hill, Haybridge, Wells. The letter will be sent directly to Somerset.

Cllr Powell raised concerns from residents living in houses adjoining the Rec, about branches overhanging gardens. Cllr Munt added that she has also had received comments from residents. Cllr Denis informed meeting that Open Spaces Officer is going to conduct a Tree Survey but it would be helpful for Planning Committee to invite Bo Walsh to the next meeting to discuss this and other tree questions.

23/68/PE DATE OF NEXT MEETING: 7pm, Thursday 17th August 2023 (**urgent matters only**)

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