

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 17TH AUGUST 2023 AT 7.00PM AT WELLS TOWN HALL

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

IN ATTENDANCE: Assistant Town Clerk: C Woodland
WCC Staff: S Glendinning
Somerset Councillor: T Munt
11 members of the public

23/69/PE APOLOGIES FOR ABSENCE: Cllr G Robbins

23/70/PE DECLARATIONS OF INTEREST

Cllr Folkard declared a Personal Interest in application 6.7
Cllr Orrett declared a Personal Interest in application 6.11

**23/71/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING
ON 20TH JULY 2023**

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

23/72/PE MEETING OPEN TO THE PUBLIC

The public had attended to either:

- express their frustration over the maintenance of the trees in the Recreation Ground close to the Carlton Mews homes

Lavinia Byrne and Carol Cox spoke to the committee about the trees blocking light into their homes and in some areas the trees have grown very close to Carlton Mews. It was commented that the trees have not been maintained regularly over the last few years. The rules around Tree Preservation Orders were questioned. These concerns were addressed by Bo Walsh later in the meeting.

- to object to Planning Application, 2023/1374/CLP, 74 Balch Road, Wells Somerset BA5 2BX

Notification only of an application for a proposed lawful development certificate for replacement rear fence with pedestrian gate access.

Colin Price, Shirley Pritchard and Pat Vowells of Tuddington Gardens spoke to oppose the removal of the hedge and replacement fence and access gate. The area is used by all residents as a safe place to turn in the cul-de-sac. It was felt allowing access here would affect access by emergency vehicles and could lead to further developments with greater access to the rear of 74 Balch Road affecting the ability to travel in and out of Tuddington Gardens; it would also set a precedence for others in Balch Road making the same request.

23/73/PE PRESENTATION ON TREE PLANNING AND POLICY

Talk by Somerset Council Tree and Woodland Officer, Bo Walsh.

A very informative presentation was given by Bo Walsh explaining the planning process in relation to trees. The purpose of a Tree Preservation Order (TPO) is to protect trees that are significant to their local surroundings. Once a TPO is in place it is there permanently and it is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree without the planning authority's permission. Hedges are not protected unless they are in the open countryside.

Mr Walsh referred to the issues raised by the residents from the properties adjacent to the Recreation Ground and advised that his role in any planning application, to raise the crowns or prune to reduce the branches touching properties, would be to assess the health of the trees. He suggested that past programmes of maintenance could be checked but future works would balance the needs of the trees.

It was confirmed a tree survey is being conducted by WCC on the trees in the Recreation Ground. This survey will recommend tree maintenance that ensures that the health of the trees remain the priority.

Bo was thanked for his presentation and clarification.

Mr Walsh offered to come another time to talk about his role in advising the requirements of Planning Applications for New Build Developments

23/74/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1 2023/1275/FUL
Redevelopment to form 47 No Retirement Living Apartments for Older People (Sixty Years of Age and/or Partner over Fifty-Five Years of age), Guest Apartment, Communal Facilities, Access, Car Parking and Landscaping.
Wells Police Station 18 Glastonbury Road Wells Somerset
RECOMMENDATION: Refusal,
Material Considerations (9) Inadequate parking, (12) Guided by the principles of the Draft Neighbourhood Plan, Policy H1 principle of affordable housing.
The committee has requested s106 funds be part of any approval.
- 2 2023/1304/HSE
Single storey rear extension, internal alterations and loft conversion.
44 Burcott Road Wells Somerset BA5 2EQ
RECOMMENDATION: Refusal,
(1) Overshadowing the neighbour's window for light, (2) Loss of privacy, (3) Loft extension too large in comparison to other houses in that section.
- 3 2023/1317/HSE
Side extension.
103 Wookey Hole Road Wells Somerset BA5 2NG
RECOMMENDATION: Approval,
(3) Design and appearance is improved.
- 4 2023/1300/ADV and 2023/1301/LBC
Erection of awning to rear garden.
36 High Street Wells Somerset BA5 2SG
RECOMMENDATION: Approval
Conditions applied to (10) Noise and disturbance from scheme to neighbouring residential properties.
- 5 2023/1398/HSE
Proposed single storey rear extension, new fenestration and internal alterations.
96 Wookey Hole Road Wells Somerset BA5 2NQ
RECOMMENDATION: Approval,
(3) Design and appearance is improved.
- 6 2023/1418/LBC
Restoration and cleaning works to 2no. arched stone doorways.
5 Priest Row Wells Somerset BA5 2PY
RECOMMENDATION: Approval
(3) Appearance is improved.
- 7 2023/1496/HSE
Loft conversion to study and guest bedroom. Two dormers position on principle elevation (North east) a flat roof dormer extension to rear elevation (south east).
69 Milton Lane Wells Somerset BA5 2QT
RECOMMENDATION: Refusal,
(2) Loss of privacy.

- 8 2023/1492/LBC
 Minor amendment to previous consent 2022/2042/LBC for the erection of a single storey outbuilding by an amendment to the building footprint
 17 New Street, Wells BA5 2LD
RECOMMENDATION: Approval,
(3) Design and appearance is improved, (5) Less damaging effect on listed wall.
- 9 2023/1272/LBC
 Replacement of lighting to new LED energy efficient lighting in the front and back of house areas.
 24 - 26 High Street Wells Somerset BA5 2SJ
RECOMMENDATION: Approval,
(3) Design and appearance is improved, (5) Improved view of listed building features, (12) Benefits to climate emergency from reduced energy consumption and helping to meet Wells City carbon zero targets.
- 10 2023/1464/HSE
 Alterations and first floor extension
 53 Milton Lane Wells Somerset BA5 2QT
RECOMMENDATION: Approval,
(3) Design and appearance is improved.
- 11 2023/1107/CLP **(Notification only)**
 Demolish a detached outhouse and rear porch, and build a single storey, flat roofed extension at the rear of the property to create a new dining room.
 16 Ash Grove Wells Somerset BA5 2LX
RECOMMENDATION: Approval,
(3) Design and appearance is improved.
- 12 2023/1374/CLP **(Notification only)**
 Application for a proposed lawful development certificate for replacement rear fence with pedestrian gate access.
 74 Balch Road Wells Somerset BA5 2BX
RECOMMENDATION: Wells City Council wish to comment and request that a rear access is not permitted.

23/75/PE 5G PRECAUTIONARY PRINCIPLE
 A discussion took place on the documents circulated prior to the meeting. It was agreed for a proposal to be submitted to Full Council to review whether the 5G Precautionary Principle still stands. This was unanimously agreed by the committee.

23/76/PE WELLS NEIGHBOURHOOD PLAN
 Cllr Denis advised there were no updates.

23/77/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.

23/78/PE ANY OTHER MATTERS OF URGENT REPORT
 Cllr Agabani asked whether any provision was being looked at for disabled parking in the Market Place. Cllr Munt confirmed a proposal was being prepared to maintain the road closure order on the market place with the addition of 5 blue badge parking bays. It was agreed for Cllr Munt to write to all WCC Cllrs for comment.

23/79/PE DATE OF NEXT MEETING: 7pm, Thursday 21st September 2023

Minutes signed by The Chair: Date: