

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 21ST SEPTEMBER 2023 AT 7.00PM AT WELLS TOWN HALL

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

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

23/80/PE APOLOGIES FOR ABSENCE: Cllrs: G Folkard, I Von Mensenkampff

23/81/PE DECLARATIONS OF INTEREST
None received

**23/82/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING
ON 17TH AUGUST 2023**
Minutes were confirmed as a true record and signed by the Chair.

23/83/PE MEETING OPEN TO THE PUBLIC
S Garner spoke about concerns for disabled residents in St Andrews Road and nearby roads and her added concerns for parking provision for proposed increases of visitor attractions.

T Pledger, A Nash, spoke briefly about the first item on the agenda (2023/1612/HSE)

23/84/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2023/1612/HSE
Demolition of existing conservatory. Erection of rear and side single storey extension with internal alterations.
12 Allens Lane Wells Somerset BA5 3NQ
Recommendation – Approval
Material considerations (2) Design and appearance, impact on public visual amenity

2 2023/1614/LBC **and** 2023/1611/FUL
Change of Use of no. 22 and Ground Floor of no.27 (Offices) to Class F1 (Museum) and Class E (Commercial, Business & Service), associated fabric repairs and improvements to buildings, landscaping within the Close.
1 - 27A Vicars Close, 1 St Andrews Street Wells Somerset BA5 2UH
A brief discussion took place regarding parking for the proposed Museum and the necessity for repair works to be carried out. Cllr L Agabani proposed that the aspect of the application pertaining to the change of use be refused but that the associated fabric repairs and improvements to the building be approved. Cllr G Robbins seconded. The majority meeting voted for approval of change of use and unanimously voted for the associated repairs and improvements.

2023/1614/LBC and 2023/1611/FUL
Recommendation – Approval - Material considerations (4) Effect on listed buildings and/or conservation areas

- 3 2023/1642/HSE
Proposed Loft Conversion
29 Kippax Avenue Wells Somerset BA5 2TT
Recommendation – Approval
Material considerations: (2) Design and appearance, impact on public visual amenity
(10) Other - Appropriate development
- 4 2023/1678/HSE
Demolition of existing single storey side/rear extension, erection of new two storey side extension and single storey rear extension.
13 Bekynton Avenue Wells Somerset BA5 3NF
Recommendation – Approval - Material considerations: (2) Design and appearance, impact on public visual amenity.
- 5 2023/1687/HSE
Erection of new side/rear extension following part demolition of existing garage with the erection of new outbuilding following demolition of existing outbuildings.
125 Welsford Avenue Wells Somerset BA5 2HZ
Recommendation – Approval - Material considerations: (10) Other – Extension of property with acceptable improvements
- TREES:**
- 6 2023/1617/TCA (**Notification only**)
4 x Ash – reduce by 4m
2 x Birch – reduce by 2.5m
St Andrew Car Park St Andrew Street Wells Somerset BA5 2UR
- 7 2023/1532/TCA (**Notification only**)
T1 (Walnut) - Fell. T2 (Tulip) - Crown raise to 4m. T3 (Yew) - remove branch growing into tulip. T4 (Lime) - Crown raise of branches overhanging footpath to a height of 2.5m.
25 East Liberty Wells Somerset BA5 2SZ

23/85/PE WELLS NEIGHBOURHOOD PLAN

Cllr Denis advised that the Neighbourhood plan had been sent back from the Independent Examiner. Comments and suggestions and a couple of refusals will be considered by the Steering group on Monday 25th September. If accepted the plan will go straight through or if there are disagreements it will be returned to Somerset. If accepted there are amendments that will need to be done and negotiated with Stuart Todd. The Steering group will meet via Zoom on 25th September 2023.

23/86/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.

23/87/PE ANY OTHER MATTERS OF URGENT REPORT

2023/1304/HSE
Single storey rear extension, internal alterations and loft conversion
44 Burcott Road Wells Somerset BA5 2EQ
Request to be made for more information so that comparisons can be made with previous application submission.

2 Pavement Licence applications:
Costa Coffee 16 High Street Wells, BA5 2SG
Objections required by 22nd September 2023
Market Place Cafe, 3 Market Place, Wells, Somerset, BA5 2RF
Objections required by 28th September 2023

The above applications were noted for information only.

23/88/PE DATE OF NEXT MEETING: 7pm, Thursday 19th October 2023

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