

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 16TH NOVEMBER 2023 AT 7.00PM AT WELLS TOWN HALL

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

IN ATTENDANCE: Town Clerk: C Woodland
WCC Staff: C Hobbs
SCC Cllr T Munt

23/98/PE APOLOGIES FOR ABSENCE: Cllrs: L Agabani, G Folkard, G Robbins

23/99/PE DECLARATIONS OF INTEREST
All Cllrs present declared an interest on agenda item 5.3.

**23/100/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING
ON 19th SEPTEMBER 2023**
Minutes were confirmed as a true record and signed by the Chair.

23/101/PE MEETING OPEN TO THE PUBLIC

23/102/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1** 2023/1921/CLE - **Notification only**
Application for an existing lawful development certificate for use of land to be included within the residential garden.
50 Portway Wells Somerset BA5 2BW
Cllr D Denis (Chair) asked that a comment be made to Somerset Council to iterate that Wells City Council have noted a regretful lack of response from Council Planning regarding this application.
- 2** 2023/1949/ADV
Replacement of existing signs with 4no. fascia non-illuminated signs to front/rear elevations.
25 - 29 High Street Wells Somerset BA5 2AA
Recommendation – Approval. Material considerations (2) Design & appearance, impact on public visual amenity
- 3** 2023/1972/LBC and 2023/1971/FUL
Installation of a retractable awning on west elevation
12 Market Place Wells Somerset BA5 2RB
Referred to Somerset Council Planning for consideration.
- 4** 2023/2040/LBC
Replacement of roof to zinc to match existing
The Swan Hotel 11 Sadler Street Wells Somerset BA5 2RX
Recommendation – Approval. Material considerations (2) Design & appearance, impact on public visual amenity
- 5** 2023/2051/LBC
Removal of C20th staircase, re-instatement of chimney stacks to courtyard, replacement doors and architraves, new bathrooms and re-location of existing kitchen. New ancillary accommodation to the north range and former stable block to include re-instatement of traditional windows and associated works.
The Old Deanery Cathedral Green Wells Somerset BA5 2UG
Recommendation – Approval. Material considerations (4) Effect on listed buildings and/or conservation areas

Cllr D Denis (Chair) proposed approval (Material consideration 4) but it be conditioned that the Conservation Officer is consulted.

Three Councillors voted for this proposal and two abstained.

- 6 2023/2042/LBC
Adding "Poundland" signage to front of Building unit
29 High Street Wells Somerset BA5 2AA
Recommendation – Approval. Material considerations (2) Design & appearance, impact on public visual amenity
- 7 2023/2064/CLP **Notification only**
Erection of Canopy
The Blue School Kennion Road Wells Somerset BA5 2NP
- 8 2023/2062/FUL and 2023/2047/LBC
Addition of 8 Solar Panels to the roofs of the Stable Yard Office and Stable Yard Education Room in the courtyard area of The Bishop's Palace
The Bishops Palace Market Place Wells Somerset BA5 2PD
Recommendation – Approval. Material considerations (10) Environmental benefit
- TREES:**
- 9 2023/1964/TCA **Notification only**
T1 - Paper Bark Birch - Reduce overall crown by approximately 1.5m.
T2 - Paper Bark Birch - Reduce overall crown by approximately 1.5m.
T3 - Olive - Fell.
T4 - Mimosa - Remove x 4 lower branches (Crown lift) to achieve a 1 meter clearance from the roof of the summer house. Reduce lateral growth overhanging the neighbours garden by 0.4m.
Mansards 20 South Street Wells Somerset BA5 1S
- 10 2023/2054/TPO **Notification only**
(TPO M330) T1 - London Plane - Reduction by up to 4 metres to sound/previous pruning points.
Wells Operatic Society, The Little Theatre, Chamberlain Street Wells
- 11 2023/2070/TCA **notification only**
T1 (Magnolia) - Crown lift over road to 5.2m and footpath to 3m. Re-shaping/crown reduction up to 1m.
22 Priest Row Wells Somerset BA5 2PY
- 23/103/PE NEIGHBOURHOOD PLAN**
Cllr D Denis (Chair) reported that after some small amendments, the public referendum will take place on 25th January 2024. Cllrs are asked to encourage participation. The Wells Voice will run an article regarding the referendum.
- 23/104/PE 2021/1703/FUL | CONSTRUCTION OF A BUND TO THE NORTH-WEST OF THE SITE. RETROSPECTIVE. | TOR HILL WORKS CONSTITUTION HILL WELLS SOMERSET BA5 3NT ENFORCEMENT REFERENCE ENF/2023/0390**
Cllr Denis presented a photo and notes regarding a retrospective plan which was stopped in April 2023 when the application was withdrawn, but that work continues on the bund. Parish Council St Cuthbert Out have reported that the bund is created from waste materials and there are concerns about relevant licenses being in place. English Heritage have asked for notification if work continues due to the necessity for the restoration of the biodiversity.

In addition, a large construction has come into view on the site. The enforcement officer has been notified, will visit and give an update on action to be taken. There is no planning application in place for a building at this location.

23/105/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.

23/106/PE ANY OTHER MATTERS OF URGENT REPORT

Cllr D Denis reported that the Appeal for the development on Armchair Field has been turned down. The report from the Officer was very detailed and focussed on the potential loss to biodiversity. There is very little likelihood that another application will be submitted

23/107/PE DATE OF NEXT MEETING: 7pm, Thursday 7th December 2023

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