



WELLS CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT A MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE, WHICH COMMITTEE MEMBERS ARE SUMMONED TO ATTEND, WILL BE HELD IN WELLS TOWN HALL ON THURSDAY 18TH JANUARY 2024 AT 7.00pm

Please note this meeting will be recorded for the purpose of minute-taking.

Steve Luck
Town Clerk/RFO

11th January 2024

Town Hall, Market Place,
Wells, BA5 2RB
01749 673091
e-mail: townclerk@wells.gov.uk

Committee Members:

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

AGENDA

Wells City Council has declared a climate emergency. Each agenda item must consider the impact on any policy and decision.

- 1 APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**
- 2 DECLARATIONS OF INTEREST**
To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 12th May 2022.
- 3 MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 7TH DECEMBER 2023**
- 4 MEETING OPEN TO THE PUBLIC**
Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair
- 5 PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**
All planning applications can be viewed in detail on <https://www.somerset.gov.uk/planning-buildings-and-land/> Members of the Public are welcome to express their views at the Parish Council Planning Committee as well as direct to Somerset Council. Click on planning application reference numbers to link to Somerset website for further details or comments.
- 5.1 [2023/2221/FUL](#)**
Construction of a bund and installation of boundary fencing (retrospective)
Tor Hill Works Constitution Hill Wells Somerset BA5 3NT
See response from Natural England attached below (page 4) sent to Cllr D Denis and photos attached by email.

- 5.2** [2023/2273/HSE](#)
Proposal to erect a fence above the wall (total height from ground level inclusive of wall 1.8m)
62 Bath Road Wells Somerset BA5 3LQ
- 5.3** [2023/2374/LBC](#) and [2023/2373/HSE](#)
Removal of existing green house, toilet and section of roof of the existing outbuilding. Part demolition of existing outbuilding wall. New single storey extension at back of house. Creation of new opening in attic.
7 Portway Wells Somerset BA5 2BA
- 5.4** [2023/2355/HSE](#)
Erection of new single-storey rear extension replacing existing extension, new access and new garden room.
8 Portway Avenue Wells Somerset BA5 2QF
- 5.5** [2023/2399/FUL](#)
Erection of 2-bedroom detached dwelling house.
3 Balch Road Wells Somerset BA5 2BY
- 5.6** [2023/2271/FUL](#) and [2023/2272/LBC](#)
Change of use of vacant building (former post office) to restaurant, internal alterations which include removal of internal walls, installation of mezzanine floor & upper floor and minor external alterations including re-painting render, removal of security bars, new doors and restoring dressed stone panels. (kitchen extraction details received 19.12.23)
Post Office Market Place Wells Somerset BA5 2RA
- 5.7** [2023/2431/VRC](#)
Application to vary 2, 3 and 5 conditions of planning approval [2018/1895/FUL](#) (Proposed residential redevelopment comprising demolition of 12 no. garages and the erection of 2no. two bedroom dwellings and 4no. three bedroom dwellings and 1 no. three bedroom bungalow in 3 blocks. (re-submission)) to amended wording and drawings.
Land to North Of 32 - 36 Balch Road Wells Somerset
- 5.8** [2023/2481/HSE](#)
Single and Double storey extension at side and back of property after demolition of existing garage and conservatory.
14 Penn Close Wells Somerset BA5 3JQ
- 5.9** [2024/0015/LBC](#) and [2024/0014/FUL](#)
Demolition of existing commercial buildings adjacent to listed buildings no25 and no27 Broad St, and redevelopment of the site to provide 3no dwellings.
23 Broad Street Wells Somerset BA5 2DJ
- 5.10** [2023/2351/FUL](#)
Retention of existing public house (Sui Generis), demolition of ancillary outbuilding (Sui Generis) to erect two three-bedroom dwellings (Class C3) utilising existing access from Westfield Road, with associated landscaping and parking spaces.
Cheddar Valley Inn 22 Tucker Street Wells Somerset BA5 2DZ

APPLICATIONS FOR INFORMATION ONLY

- 5.11** [2023/1081/CLP](#) - **Notification only**
Proposed garden room with new hardstanding
105 Sheldon Drive Wells Somerset BA5 2HF

TREES

- 5.12** [2023/2455/TPO](#) - **Notification only**
TPO (M1105)
T1 - Lime Tree - Crown raise low branches overhanging road to height of 5m.
T2 - Oak Tree - Pruning of branch growing in close proximity of house/roof back x 2m.
1 Ash Close Wells Somerset BA5 2QR

6 NEIGHBOURHOOD PLAN

The Neighbourhood Plan referendum vote will take place Thursday 25th January.

7 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.

8 ANY OTHER MATTERS OF URGENT REPORT

9 DATE OF NEXT MEETING: 7pm, Thursday 15th February 2024

TO EXCLUDE THE PRESS AND PUBLIC

Due to the confidential nature of the business to be discussed, relating to individuals, it will be proposed by the Chair that a resolution be passed under the provisions of the Public Bodies (Admission to Meetings) Act 1960 as amended, excluding the press, public and all non-committee members.

Agenda Item 5.1

Natural England's remit

We are a statutory consultee for planning applications which might affect designated nature conservation sites e.g. Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites, for development affecting significant areas of best and most versatile agricultural land and for development requiring Environmental Impact Assessment. Details of the planning consultation process are laid out here: [Consultation and pre-decision matters - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/consultation/pre-decision-matters).

As the site at Tor Hill Works does not appear to be a SSSI, this does not appear to be within Natural England's remit. You should notify your local planning authority however as they are responsible for ensuring development proposals are implemented in accordance with planning permissions, including discharging conditions, monitoring development and taking enforcement action if necessary. You should also contact the planning authority if you consider sites or habitats are being cleared prior to planning permission being granted or breaches of planning permission are being carried out. Natural England does not have a role in this.

Hedgerows:

We have produced guidance on hedges and the law at [Countryside hedgerows: protection and management - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/consultation/countryside-hedgerows-protection-and-management). However hedgerow removal does not fall within our remit unless it takes place on a SSSI.

Under the Hedgerows Regulations 1997, it is against the law to remove or destroy certain 'important' hedgerows without permission from the local planning authority, so as above, they will be able to confirm whether the owners have notified them of any plans to replace the hedging and trees. They will be able to investigate further and consider any enforcement action, as it is their responsibility to administer the regulations for countryside hedgerows.