



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 15TH FEBRUARY 2024 AT 7.00pm

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

Steve Luck
Town Clerk/RFO

8th February 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 18th JANUARY 2024**
- 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 [2023/1865/RE3](#)**
Erection of single storey rear extension.
28 Goodymoor Avenue Wells Somerset BA5 2JH

- 5.2 [2023/2217/HSE](#)
Two-storey rear extension and internal alterations
10 Lewmond Avenue Wells Somerset BA5 2TS
- 5.3 [2024/0099/LBC](#)
Resurface car parking area to the west of the north wing and install freestanding electric car charging point
The Bishops Palace Market Place Wells Somerset BA5 2PD
- 5.4 [2024/0068/FUL](#)
Erection of 1 No. attached dwelling
29 Churchill Road Wells Somerset BA5 3JB
- 5.5 [2024/0105/HSE](#)
New external openings and internal alterations
21 Drake Road Wells Somerset BA5 3JX

APPLICATIONS FOR INFORMATION ONLY

- 5.6 [2024/0094/DEM](#) **Notification only**
Application for prior notification of proposed demolition of Existing Lidl store.
Lidl Great Britain Ltd Strawberry Way South Wells Somerset BA5 2AZ

TREES

- 5.7 [2024/0089/TCA](#) **Notification only**
T1 - Magnolia Grandiflora - Prune and remove vertical limbs to previous pruning points and prune lateral limbs.
T2 - Hawthorn - Crown thin and shape canopy.
Wells Museum 8 Cathedral Green Wells Somerset BA5 2UE
- 5.8 [2024/0126/TPO](#) **Notification only**
T4- Ash - Fell
Wells Cathedral School 15 North Liberty Wells Somerset BA5 2S

6 NEIGHBOURHOOD PLAN

- i. Neighbourhood Plan Report (attached)
- ii. Neighbourhood Plan Steering Group meeting minutes (to follow)

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 21st March 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 6(i)

Neighbourhood Plan Report

The Referendum held on 25 January received 1114 votes in favour of the Neighbourhood Plan, 255 against.

Regarding next steps, the Plan carries weight in the planning system the day the result is declared. It is then down to Somerset Council to go through the formalities to "make" the Plan. It is expected that the Plan will be made on 14th February.

The Steering Group met for the last time on 31 January to look at the 10 projects that have been identified within the Plan. The minutes will follow from this meeting.

Denise Denis thanked Adrian l'Anson for his dedication and hard work to keep the Plan on track and for his knowledge and expertise.

I propose that the Neighbourhood Plan should remain as a standing item on the Planning Committee Agenda, with the projects to be considered by Full Council.

Cllr Denise Denis
5 February 2024