



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 21ST MARCH 2024 AT 7.00pm

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

Steve Luck
Town Clerk/RFO

14th March 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 15th FEBRUARY 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 [2024/0229/HSE](#)**
Demolition of existing garage and erection of two storey side extension.
48 Woodbury Avenue Wells Somerset BA5 2XP

- 5.2 [2024/0257/HSE](#)
Proposed single storey side extension.
20 Bekynton Avenue Wells Somerset BA5 3NF
- 5.3 [2024/0351/HSE](#)
Conversion & extension of existing garage.
Beech Hill House Milton Lane Wells Somerset
- 5.4 [2024/0388/HSE](#)
Demolition of existing conservatory and erection of a new single storey rear extension.
1 Mountery Road Wells Somerset BA5 2QN
- 5.5 [2024/0376/LBC](#)
Alterations to garden walls.
Beaumont House 17 New Street Wells Somerset BA5 2LD

APPLICATIONS FOR INFORMATION ONLY

- 5.6 [2024/0371/CLP](#) **Notification only**
Single storey kitchen extension at the back of the property.
68 St Thomas Street Wells Somerset BA5 2UZ
- 5.7 [2023/1236/FUL](#) **Notification only**
Conversion of an existing Coach House to office use (Class E) and associated works.
Land At 355667 146163 St Thomas Street Wells Somerset
DECISION: 'Refusal' on 13th March 2024

TREES

- 5.8 2024/0355/TCA – No documents available - **Notification only**
Reduce Two holly bushes and multi stem holly tree.
Flat 1, 6 Cathedral Green Wells Somerset BA5 2UE

6 NEIGHBOURHOOD PLAN

To consider the 10 projects and select the projects which are prioritised for putting forward to Wells City Council (see attached, by email).

7 PROPOSED DEVELOPMENT AT WOOKEY HOLE ROAD

To consider notification of public consultation for proposed development at Wookey Hole Road and its impact on Wells City Council Parish (see attached documents, by email).

8 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.

9 ANY OTHER MATTERS OF URGENT REPORT

10 DATE OF NEXT MEETING: 7pm, Thursday 18th April

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.