



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 APRIL 2024 AT 7.00pm

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

Steve Luck
Town Clerk/RFO

11th April 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 21st MARCH 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 [2024/0456/HSE](#)**
Proposed 3m x 3m garden room attached to previous property.
105 Sheldon Drive Wells Somerset BA5 2HF
 - 5.2 [2024/0502/HSE](#)**
Single storey front and rear extension and alterations to roof light.
92 Wookey Hole Road Wells Somerset BA5 2NQ

- 5.3 [2024/0427/FUL](#)
Installation of no.2 Temporary Portakabins (26 weeks).
The Blue School Kennion Road Wells Somerset BA5 2NP
- 5.4 [2024/0519/HSE](#)
New front door to replace the existing modern front door.
19 St Thomas Street Wells Somerset BA5 2UU
- 5.5 [2024/0490/FUL](#)
Erection of a single dwelling, including associated parking and landscaping.
Land At 356033 146235 Churchill Avenue Wells Somerset
- 5.6 [2024/0555/HSE](#)
Single storey side and rear extension and replacement garage.
4 Hillside Close Wells Somerset BA5 2NA
- 5.7 [2024/0504/LBC](#) and [2024/0503/FUL](#)
Single storey extension of the existing detached nursery building at Wells Cathedral School.
Wells Cathedral School North Liberty Wells Somerset BA5 2SS
- 5.8 [2024/0600/HSE](#)
Single storey rear extension.
6 Hamilton Court Wells Somerset BA5 2GE
- 5.9 [2024/0577/HSE](#)
Proposed windows and relocation of door
9 Walnut Tree Close Wells Somerset BA5 2NL
- 5.10 [2024/0610/HSE](#)
Replace garage and single storey rear extension.
4 Mount Pleasant Avenue Wells Somerset BA5 2JQ
- 5.11 [2024/0624/HSE](#)
Replacement of existing conservatory with single storey extension, new extension to flat roof, new Juliet balcony, and external works including extending patio and installation of pergola.
Bower House 8 North Road Wells Somerset BA5 2TJ

APPLICATIONS FOR INFORMATION ONLY

- 5.12 [2023/1275/FUL](#)
Proposal: Redevelopment to form 47 No Retirement Living Apartments for Older People (Sixty Years of Age and/or Partner over Fifty-Five Years of age), Guest Apartment, Communal Facilities, Access, Car Parking and Landscaping.
Wells Police Station 18 Glastonbury Road Wells Somerset

- 6 **Subject: ENF/2024/0101 Studio 24 - Listed Building Works**
To acknowledge attached email from Andy Dearing, Planning Enforcement, Somerset Council

- 7 **NEIGHBOURHOOD PLAN**
Updates on projects.

- 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**

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

**Email received from Andy Dearing, Planning Enforcement, Somerset Council
Dated: 26th March 2024**

Subject: ENF/2024/0101 Studio 24 - Listed Building Works

Hello,

The planning enforcement team has been contacted by Well's Council and the cinema protection society raising concerns about the works you have recently undertaken to the building and whether you had listed building consent?

I can see no recent listed building consent and whilst I acknowledge the complainants worries, I am equally mindful national planning policy supports appropriate reuse of listed buildings (National Planning Policy Framework Para 203 a,b,c and 208)

Generally speaking, all internal and external works or changes require listed building consent which can appear onerous and time consuming. Can I suggest you email our conservation officer and arrange for her to visit. She is thoughtful, pragmatic and solution orientated. She will give you advice on any changes you have taken and whether they need consent and talk you through the process.

I might also be minded to contact (reception@wells.gov.uk) and invite local councillors down to see the club and understand your vision for the building and how it will contribute to continuing to protect this most loved local building.

Happy to discuss further if this helps?

Andy Dearing
Planning Enforcement