



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 JULY 2024 AT 7.00pm

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

Steve Luck
Town Clerk/RFO

11th July 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,
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
 - i **APPOINT CHAIR**
 - ii **APPOINT VICE-CHAIR**
- 2 **APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**
- 3 **DECLARATIONS OF INTEREST**
To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 16th May 2022.
- 4 **MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 20TH JUNE 2024**
- 5 **MEETING OPEN TO THE PUBLIC**
Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair
- 6 **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.
- 6.1 [2024/0017/FUL](#)
Erection of awning to rear beer garden.
36 High Street Wells Somerset BA5 2SG

- 6.2** [2024/1079/FUL](#) and [2024/1080/LBC](#)
Gardner's Room Building; enlargement of opening for a new doorway and a covered area against the southwest corner.
The Bishops Palace Market Place Wells Somerset BA5 2PD
- 6.3** [2024/1085/HSE](#)
Demolish garage/car port. Erection of two storey rear extension and single storey side extension.
52 Ash Lane Wells Somerset BA5 2LS
Extension requested 25th June 2024 - no response
- 6.4** [2024/1113/HSE](#)
Amendments to fenestration and partial garage conversion.
Bau House 12B North Road Wells Somerset BA5 2TJ
- 6.5** [2024/1121/HSE](#)
Erection of single storey side extension & internal alterations.
37 Ash Lane Wells Somerset BA5 2LR
- 6.6** [2024/1157/HSE](#)
Single storey replacement side extension and elevated decking.
4 Hillside Close Wells Somerset BA5 2NA
- 6.7** [2024/1137/VRC](#)
Variation of condition 2 - Plans List (Compliance) of Planning Consent 2021/0998/FUL (Erection of 1no. dwelling within the curtilage of existing dwelling.)
Lanteglos House St Thomas Street Wells Somerset BA5 2UZ
- 6.8** [2024/1052/FUL](#)
Retention of existing public house (Sui Generis), conversion of an outbuilding (Sui Generis) to a one-bedroom bungalow and erection of a two-bedroom bungalow, utilising existing access from Westfield Road, with associated landscaping and parking spaces. (Resub of 2023/2351/FUL).
Cheddar Valley Inn 22 Tucker Street Wells Somerset BA5 2DZ
- 7 TREES**
- 6.9** [2024/1173/TCA](#) - **Notification only**
T1- T5 Large leaved Limes: Crown Lift 5m over road
T6 Large Leaved Lime: Remove 2x low secondary branches over road
T7 Large Leaved Lime: Fell and grind Out (see inspection Notes)
T8-T9 Large Leaved lime: Crown Lift 5m over road
G44 Thuja/lawson Cypress: Crown lift 5m over rd Remove upswept branch at 4m on south aspect, prune from building to clear 2m
T77 Rowan: Fell and grind out Stump Dead wood will be removed from any trees in category 1 and 2 as well.
Recreation Ground Silver Street Wells Somerset
- 6.10** [2024/1175/TPO](#) **Notification only**
T10 Large Leaved lime: Crown Lift 5m over road
T11 Large Leaved Lime: Reduce Height by 3m lateral extent 2m
T30 -T33 Common Lime: Remove Basal/trunk Epicormics Crown lift 7m
G47 Thuja/ Lawson Cypress: Remove 1x dead and 1x dying tree
T78-T87 London Plane: (see management recommendations and inspection notes)
Dead wood will be removed from any trees in category 1 and 2 as well.
Recreation Ground East Of 26 Silver Street Wells Somerset

7 NEIGHBOURHOOD PLAN

Cllr Denis to provide an update.

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 15th August 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.