



## 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 15<sup>th</sup> AUGUST 2024 AT 7.00pm**

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

Steve Luck  
Town Clerk/RFO

8<sup>th</sup> August 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 16<sup>th</sup> May 2022.
- 3 MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 18<sup>TH</sup> JULY 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 Q&A SESSION WITH SIMON TRAFFORD, SOMERSET COUNCIL PLANNING**
- 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 [2024/1237/HSE](#)**  
Addition of front and rear dormers. Demolition of existing conservatory and construction of new ground floor rear sun room. Replacement of side and rear boundary fencing with masonry walls. Raise height of front boundary wall with new solid timber entrance gates.  
1 Mountery Road Wells Somerset BA5 2QN

- 6.2 [2024/1242/FUL](#) and [2024/1243/LBC](#)  
Change of use from 2no. flats to 1no. dwelling. Replacement of existing windows. 1no. new dormer window and roof lights. Reinstatement of chimney flue and raising of part first floor.  
The Old Surgery 16 New Street Wells Somerset BA5 2LQ  
**Decision required by 8<sup>th</sup> Aug. Extension requested.** Case Officer Kelly Pritchard
- 6.3 [2024/1264/HSE](#)  
Proposed first-floor side extension over workshop.  
Pondarosa Priory Road Wells Somerset BA5 1SZ  
**Extension granted**
- 6.4 [2024/1276/HSE](#)  
Creation of driveway and off-road parking spaces with dropped kerbs, erection of multifunctional garden room/office/gym.  
13 Barley Close Wells Somerset BA5 2ED  
**No extension required**
- 6.5 [2024/1327/VRC](#)  
Variation of condition 2 (plans list) from consent 2021/2158/HSE to change external materials and replace pitched roof with flat roof.  
22 Hooper Avenue Wells Somerset BA5 3NA  
**No extension required**
- 6.6 [2024/0992/CLP](#) **Notification only**  
Application for a proposed lawful development certificate for Installation of 2no. EV charging units.  
Land At 355263 145938 St Andrew Street Wells Somerset

#### **TREES**

- 6.7 [2024/1352/TCA](#) **Notification only**  
Maple (T1) - Fell  
Ornamental Cherry (T2) - Fell  
East House 11 Chamberlain Street Wells Somerset BA5 2PE
- 6.8 [2024/1353/TPO](#) **Notification only**  
Cedar of Lebanon - Fell (M1086).  
Land South Of 15 The Cedars North Liberty Wells Somerset

7 **NEIGHBOURHOOD PLAN**  
Cllr Denis to provide an update, following Project meeting.

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 19<sup>th</sup> September 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.