



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 20th FEBRUARY 2025 AT 7pm

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

Steve Luck
Town Clerk/RFO

13th February 2025

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 (Vice Chair), 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 16th May 2022.
- 3 MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETINGS**
To approve and sign the minutes of the previous meetings held on 23rd January 2025
- 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 [2025/0125/FUL](#)**
Change of use from dwelling house (C3) to studio (sui generis) and erection of side extension and covered link between garage and house.
3 Mountery Close Wells Somerset BA5 2QW
 - 5.2 [2025/0127/FUL](#)**
Proposed replacement of doors/windows on courtyard storage buildings, infill garage door and replace with new wall, door, window. Install rooflights to rear storage area.
20 St Thomas Street Wells Somerset BA5 2UX

- 5.3 [2025/0157/HSE](#)
New external lime render, replacement of windows, alterations to existing carport and entrance to dwelling, removal of external steps, replace full height glazed screen & install PV panels to roof.
Chantry House 2 Chantry Close St Thomas Street Wells Somerset
- 5.4 [2025/0191/HSE](#)
Replacement roof - The proposal includes the removal of the existing roof covering, before reinstating with a new breathable membrane and replacement 400 x 200 Brazilian Grey/Green nail fixed slates to closely match existing.
School House North Grove Wells Somerset BA5 2TD
- 5.5 [2025/0203/HSE](#)
Proposed solar electric photovoltaic panels to rear roof of retirement home.
Blislands House St Thomas Street Wells Somerset BA5 2UU
- 5.6 [2025/0226/FUL](#)
Erection of single storey extension to rear of property.
8 Bedford Road Wells Somerset BA5 3NH
- 5.7 [2025/0192/FUL](#)
Provision of Additional Hardstanding.
Wells Health Centre Glastonbury Road Wells Somerset BA5 1XJ
- 5.8 [2025/0020/CLE](#) **NOTIFICATION ONLY**
Certificate of Lawfulness of existing use as petrol filling station with unrestricted opening hours.
Mercury Petrol Filling Station Wm Morrisons Supermarkets Plc East Somerset Way Wells

TREES

- 5.9 [2025/0161/TCA](#) **NOTIFICATION ONLY**
T1 & T2 - Silver birch - Fell.
20 Chamberlain Street Wells Somerset BA5 2PF

6 LOCAL PLAN CONSULTATION

For update and discussion.

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 20th March 2025

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.