



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 MARCH 2025 AT 7pm

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

Steve Luck
Town Clerk/RFO

13th March 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 MEETING**
To approve and sign the minutes of the previous meeting held on 20th February 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 OUTLINE PRESENTATION FROM DEVELOPER FOR PROPOSED APPLICATION FOR WELLS RUGBY CLUB**
Presentation to be received.
- 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** [2025/0192/FUL](#)
Deferred decision from previous committee. See photo appendix.
Wells Health Centre, Glastonbury Road, Wells BA5 1XJ
 - 6.2** [2025/0214/HSE](#)
Erection of single-storey rear extension.
64 Jocelyn Drive Wells Somerset BA5 2HA

- 6.3** [2025/0218/HSE](#)
Erection of 2 single-storey rear extensions.
37 Ash Lane Wells Somerset BA5 2LR
- 6.4** [2025/0176/FUL](#) and [2025/0177/LBC](#)
Proposed construction of new educational play equipment, installation of water tank, pump and pipework to draw water from the moat
The Bishops Palace Market Place Wells Somerset BA5 2PD
- 6.5** [2023/2221/FUL](#)
Construction of a bund and installation of boundary fencing (retrospective) [amended Location Plan and Site Plan received 17.01.2025, and amended ownership certificate received 24.01.2025]
Tor Hill Works Constitution Hill Wells Somerset BA5 3NT
- 6.6** [2025/0271/VRC](#)
Variation of condition 2 - Plans List (Compliance) and removal of condition 8 (Biodiversity Net Gain) of Planning Consent
2024/0490/FUL (Erection of a single dwelling, including associated parking and landscaping) **(Decided)**
Land At 356033 146235 Churchill Avenue Wells Somerset
- 6.7** [2025/0191/FUL](#)
Replacement roof. Removal of existing roof covering, before reinstating with breathable membrane & replacement 400 x 200 Brazilian Grey/Green nail fixed slates (revised application form & reference 27.02.25). School House North Grove Wells Somerset BA5 2TD
- 6.8** [2025/0342/HSE](#)
Alterations & extensions, to include single storey side extensions to north and south, and creation of off street parking area.
Atelier 33 Charter Way Wells Somerset BA5 2GJ
- 6.9** [2025/0402/FUL](#)
Change of use of proposed ground floor storage unit within a 22- unit apartment block, into a 1- bed apartment. Work has started on the main build, but currently being built as a storage unit.
Park Wood House Glastonbury Road Wells Somerset

7 APPEAL DECISIONS

- 7.1 APP/E3335/W/24/3349133**
Plot 1, The Old Chapel Bakery, Union Street, Wells, Somerset BA5 2PU
 - The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Gabriela Roberts of Gabriela Roberts Architecture against the decision of Somerset Council.
 - The application Ref is 2024/0695/FUL.
 - The development proposed is described on the planning application form as 'This application proposes an amendment to permission 2023/0096/FUL to change from 2 large units to 4 smaller units while retaining the original building fabric'.**Decision: The appeal is dismissed.**
- 7.2 Appeal Ref: APP/Q3305/W/24/3348485**
Cheddar Valley Inn, 22 Tucker Street, Wells, Somerset BA5 2DZ
 - The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Red Oak Taverns Limited against the decision of Mendip District Council.

- The application Ref 2023/2351/FUL, dated 1 December 2023, was refused by notice dated 18 March 2024.
 - The development proposed is retention of existing public house (Sui Generis), demolition of ancillary outbuilding (Sui Generis) to erect two three-bedroom dwellings (Class C3) utilising existing access from Westfield Road, with associated landscaping and parking spaces.
- Decision: The appeal is dismissed.**

8 NOTIFICATION ONLY

8.1 [2025/0227/TPO](#) – Notification only

T1 - Ash - Crown reduction and prune by 1/3
37 Wheeler Grove Wells Somerset BA5 2GB

8.2 [2025/0233/TPO](#) - Notification only

Willow group - Pollarding of trees to the crown (to approx 3.5m) (M1064).
Land At 354259 145304 Strawberry Way South Wells Somerset

8.3 [2025/0336/PAH](#) - Notification only

Erection of a single storey rear infill extension, which would extend beyond the rear wall of the original house by 3.95 metres, with a maximum height of 3.30 metres and an eaves height of 2.10 metres.
36 Burcott Road Wells Somerset BA5 2EQ

9 LOCAL PLAN CONSULTATION

For update and discussion.

10 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.

11 ANY OTHER MATTERS OF URGENT REPORT

12 DATE OF NEXT MEETING: 7pm, Thursday 17th April 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.

Agenda Item 6.1 Wells Health Centre car park

