



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 17th APRIL 2025 AT 7pm

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

Haylee Wilkins
Town Clerk

10th April 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 March 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 [2025/0547/FUL](#)**
Demolition of existing clubhouse & floodlighting & the erection of 106 dwellings & associated vehicular & pedestrian access, parking areas, hard & soft landscaping & drainage infrastructure. Wells Rugby Football Club Charter Way Wells Somerset BA5 2FB
 - 5.2 [2025/0435/HSE](#)**
Demolition of existing dormers and construction of larger replacements. Partial demolition of the garage to increase boundary space with adjacent property.
1 Reservoir Lane Wells Somerset BA5 2QZ

- 5.3** [2025/0239/FUL](#)
Change of use from the existing place of worship Class F1 to residential flats Class C3.
The Hall West Street Wells Somerset BA5 2HN
- 5.4** [2025/0436/FUL](#) and [2025/0437/LBC](#)
Proposed internal alterations within the cottage, external alterations, including landscaping and changing the number of dwellings from two (Old Vicarage and Old Vicarage Cottage) to one (Old Vicarage with Annex). Reduction in parking.
Old Vicarage Cottage St Thomas Street Wells Somerset BA5 2UZ
- 5.5** [2025/0422/HSE](#)
Erection of rear and side link extension to connect townhouse and coach house, amalgamating the buildings back into a single dwelling. Including the addition of 2 no. of flat roof dormers, and alterations to openings.
Kingsley House 13 Chamberlain Street Wells Somerset BA5 2PE
- 5.6** [2025/0347/FUL](#)
Conversion of public house (Sui Generis) to two residential dwellings (Use Class C3), with associated hard and soft landscaping and parking.
Cheddar Valley Inn 22 Tucker Street Wells Somerset BA5 2DZ
- 5.7** [2025/0481/ADV](#) And [2025/0485/LBC](#)
Erection of 1no. non-illuminated fascia sign & 1no. non-illuminated projecting sign.
46 High Street Wells Somerset BA5 2SN
- 5.8** [2025/0614/FUL](#)
Two new residential parking spaces on the garden of the Presbytery and change of use from residential to "sui generis" use (drive).
16 Chamberlain Street Wells Somerset BA5 2PF
- 5.9** [2025/0636/HSE](#)
Installation of PV panels to garage roof, glazed verandah and alterations to rooflights to studio of garage building, replace & enlarge rooflight on rear roof slope of house, and felling of ornamental tree.
71C St Thomas Street Wells Somerset BA5 2UY
- 5.10** [2025/0469/LBC](#)
Alteration to design of previously granted reinstatement of two chimneys (2023/2051/LBC).
The Old Deanery Cathedral Green Wells Somerset BA5 2UG
Extension requested - Case Officer, Rebecca Bowran - no response
- 5.11** [2025/0470/LBC](#)
Removal of Kitchen Window at rear of property, replace with double glazed unit of the same style and of wooden construction.
Flat B 44 High Street Wells Somerset BA5 2SN
Extension requested - Case Officer, Rebecca Bowran - no response
- 6** **TREES**
- 6.1** [2025/0660/TCA](#) - **Notification only**
Ginko (T1) - reduce crown by approx 2m in height pruning wounds no greater than 100mm.
The Bishops Palace Market Place Wells Somerset BA5 2PD
- 6.2** [2025/0500/TPO](#) **Notification only**
T1 (London Plane) - Fell to prevent further root damage to drains. TPO M330.
4 Portway Wells Somerset BA5 2BD

- 6.3** [2025/0692/TPO](#) **Notification only**
T230 - False Acacia - Reduction to sound pruning points by 3 meters.
East House 11 Chamberlain Street Wells Somerset BA5 2PE
- 7** **NEIGHBOURHOOD PLAN PROPOSAL ON PROJECT 5**
Report attached by email.
- 8** **ST CUTHBERT OUT LETTER OF SUPPORT**
Draft to follow.
- 9** **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.
- 10** **ANY OTHER MATTERS OF URGENT REPORT**
- 11** **DATE OF NEXT MEETING: 7pm, Thursday 1st May 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.