

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON THURSDAY 28TH OCTOBER 2021 AT 6:00PM

PRESENT: Cllrs: L Agabani, J Browne, A l'Anson (Chair), S Powell,
J Rust (Vice-Chair), P Welch (Mayor)

IN ATTENDANCE: Town Clerk: S Luck
Town Clerk's Assistant: C Woodland
WCC Staff: S Glendinning/A Westwood
9 members of the public

21/09PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS:

Cllrs: N Kennedy, T Robbins

21/10PE DECLARATIONS OF INTEREST

Cllr l'Anson declared a personal and prejudicial interest in Agenda Item 5.4 and a personal interest in 5.7

Cllr Agabani declared a personal and prejudicial interest in Agenda Item 5.3

Cllr Rust declared a personal interest in Agenda Item 5.7

21/11PE MINUTES OF THE PREVIOUS MEETING

To approve and sign the minutes of the meeting held on 14th October 2021.

As The Chair had been absent, members agreed The Vice-Chair could sign the minutes as a true record.

21/12PE MEETING OPEN TO THE PUBLIC

8 members of the public and Fletcher Robinson, Trustee & Planner for CPRE Somerset attended to express an interest on Agenda item 5.4, Planning Application 2021/2174/FUL

This application was discussed first in order for those present to leave the rest of the meeting.

Mr Kellett (applicant) spoke in favour of the application, Mr Folkard (local resident) and Mr Fletcher Robinson (CPRE Somerset) spoke against. They were given 3 mins each to speak.

21/13PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1 2021/1797/HSE
Demolition of porch, erection of side extension, addition of roof top balcony, replacement of windows and installation of roof lights (Revised plans rec'd 01.10.2021).
2 Lovers Walk Wells Somerset BA5 2QL
Application deferred from the last Planning Meeting 14.10.2021 for a WCC site visit
RECOMMEND: Approval
- 2 2021/2285/HSE
Conversion of garage to a home gym/office and storage facility with shower room.
Installation of 2 PVC windows and 1 Velux on roof.
34 Bath Road Wells Somerset BA5 3LG
RECOMMEND: Approval
- 3 *Cllr Agabani left the meeting*

2021/1703/FUL
Construction of a bund to the North-West of the site. Retrospective.
Tor Hill Works Constitution Hill Wells Somerset BA5 3NT
RECOMMEND: Refusal, for the following reasons:

Having had the advantage of seeing the effect of this proposal, as implemented prior to determination of application 2021/1703, on King Castle/Tor Woods/Lyatt Special Landscape Feature on which the bund lies and which adjoins East Mendip Way, the Committee recommends refusal as it is an alien feature which:

- i. Has an adverse effect on key attributes identified in the "Assessment of Special Landscape Features" relating to this particular Special Landscape Feature namely:
Dramatic wooded hills and valleys
Locally important wildlife sites
The woodland contributes to the character of the setting of Wells
contrary to Local Plan policy DP4
- ii. Fails to protect the amenity of a neighbouring land use and to provide a satisfactory environment for current and future occupants, namely the adjoining East Mendip Way, contrary to Local Plan policy DP7.

Cllr Agabani returned to the meeting

4 *Cllr l'Anson left the meeting*

2021/2174/FUL

Erection of a detached dwelling with associated garage, landscaping works, parking and turning area.

Land North of 6 Obaco Cherry Orchard Drive Wells Somerset

RECOMMEND: Refusal, due to the adverse effect on the landscape setting particularly the Underwood Special Landscape Feature and the harmful impact on the intrinsic character of the area.

Cllr l'Anson returned to the meeting

5 2021/2281/FUL and 2021/2282/LBC

Change of Use of the hotel to mixed use boutique guest house and residence, with alterations and extension, demolition of existing skittle alley and replacement with ancillary gym, pool, garden room and office space.

Sherston Inn Priory Road Wells Somerset BA5 1SU

RECOMMEND: Approval

6 2021/2315/HSE

Erection of single storey outbuilding & terrace to rear of property following demolition of existing outbuilding. Proposed widening of vehicular access, modification of levels to parking area, rebuilding of existing retaining walls & proposed steps to the front garden/parking area.

100 Wookey Hole Road Wells Somerset BA5 2NQ

RECOMMEND: Approval

7 2021/2321/HSE

Alterations to house, garage conversion to office/music room and creation of parking area to front of property.

38 Kings Castle Road Wells Somerset BA5 3LT

RECOMMEND: Approval

TREES:

8 2021/2308/TCA

Black Walnut (T1) Crown reduction between 1m and 2m. Ginkgo/Maidenhair (T2) Crown reduction - Main stem is reduced in height by approx. 6m-8m and the lateral growth pruned back by 40%. Secondary stem should be retained and reduced in line with the crown reduction.

Indian Bean (T3) Existing cable system is replaced with three 8ft Cobra Braces and shock absorbers. In addition, the split branch at 4m on the West aspect should be reduced by 2m back to suitable secondary growth.

The Bishops Palace Market Place Wells Somerset BA5 2PD

RECOMMEND: Approval

21/14PE 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.

21/15PE ANY OTHER MATTERS OF URGENT REPORT

Cllr Welch gave an update on the Glastonbury Road new estate, planning application 2021/0819. Many residents have written to the developer (Crest Nicholson), along with local MP James Heapey. Crest Nicholson have agreed to respond within two weeks. A further update to follow.

21/16PE DATE OF NEXT MEETING: 6:00pm, 11th November 2021

Minutes signed by The Chair: Date: