

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 15TH FEBRUARY 2024 AT 7.00PM AT WELLS TOWN HALL

PRESENT: Cllrs: S Cursley, D Orrett, G Robbins, I Von Mensenkampff

IN ATTENDANCE: Assistant Town Clerk: C Woodland
No members of the public

24/10/PE APOLOGIES FOR ABSENCE: Cllrs: L Agabani, D Denis (Chair), G Folkard,
S Powell (Vice Chair)

24/11/PE DECLARATIONS OF INTEREST
Cllrs Cursley and Orrett both declared a personal interest in Agenda item 5.2

**24/12/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING
ON 18TH JANUARY 2024**
Minutes were confirmed as a true record and signed by the Chair.

24/13/PE MEETING OPEN TO THE PUBLIC
None Present

24/14/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1** 2023/1865/RE3
Erection of single storey rear extension.
28 Goodymoor Avenue Wells Somerset BA5 2JH
RECOMMENDATION: Approval, material consideration – Layout and density and design is general improvement
- 2** 2023/2217/HSE
Two-storey rear extension and internal alterations.
10 Lewmond Avenue Wells Somerset BA5 2TS
RECOMMENDATION: The Committee unanimously voted to abstain
- 3** 2024/0099/LBC
Resurface car parking area to the west of the north wing and install freestanding electric car charging point.
The Bishops Palace Market Place Wells Somerset BA5 2PD
RECOMMENDATION: Approval, material consideration – Design and appearance
- 4** 2024/0068/FUL
Erection of 1 No. attached dwelling
29 Churchill Road Wells Somerset BA5 3JB
RECOMMENDATION: Approval – design and appearance, provision of possible starter home
- 5** 2024/0105/HSE
New external openings and internal alterations
21 Drake Road Wells Somerset BA5 3JX
RECOMMENDATION: Approval, Material consideration – Design and appearance

APPLICATIONS FOR INFORMATION ONLY

- 6** 2024/0094/DEM **Notification only**
Application for prior notification of proposed demolition of Existing Lidl store.
Lidl Great Britain Ltd Strawberry Way South Wells Somerset BA5 2AZ

TREES

- 7** 2024/0089/TCA **Notification only**
T1 - Magnolia Grandiflora - Prune and remove vertical limbs to previous pruning points and prune lateral limbs.
T2 - Hawthorn - Crown thin and shape canopy.
Wells Museum 8 Cathedral Green Wells Somerset BA5 2UE
- 8** 2024/0126/TPO **Notification only**
T4- Ash - Fell
Wells Cathedral School 15 North Liberty Wells Somerset BA5 2S

24/15/PE NEIGHBOURHOOD PLAN

- i. Neighbourhood Plan Report (attached)
Cllr D Orrett reported that following the referendum on the 25th January which found the majority of the voting electorate in favour, the Plan has now been officially ‘made’ by Somerset Council.
- ii. Neighbourhood Plan Steering Group meeting minutes (attached)
Cllr D Orrett presented the minutes emphasizing the Neighbourhood Plan will continue to be a recurring item at Planning meetings, but will go to Full Council where working party “task and finish” groups should consider the 10 listed projects and priorities.

24/16/PE 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.

24/17/PE ANY OTHER MATTERS OF URGENT REPORT:

Ref. No: 2023/2221/FUL Construction of a bund and installation of boundary fencing (retrospective): correspondence that Cllr D Denis had received from Natural England and the Somerset Planning Enforcement Officer were presented for information.

24/18/PE DATE OF NEXT MEETING: 7pm, Thursday 21st March 2024

Minutes signed by The Chair: **Date:**

24/15/PE(i)

Neighbourhood Plan Report

The Referendum held on 25 January received 1114 votes in favour of the Neighbourhood Plan, 255 against.

Regarding next steps, the Plan carries weight in the planning system the day the result is declared. It is then down to Somerset Council to go through the formalities to "make" the Plan. It is expected that the Plan will be made on 14th February.

The Steering Group met for the last time on 31 January to look at the 10 projects that have been identified within the Plan. The minutes will follow from this meeting. Denise Denis thanked Adrian l'Anson for his dedication and hard work to keep the Plan on track and for his knowledge and expertise.

I propose that the Neighbourhood Plan should remain as a standing item on the Planning Committee Agenda, with the projects to be considered by Full Council.

Cllr Denise Denis
5 February 2024

**Minutes of meeting of
Wells Neighbourhood Plan Steering Group
on 31st January 2024**

Present:

Wells City Council: Cllrs Louis Agabani, Denise Denis, Gordon Folkard, Deborah Orrett and Sarah Powell

Adrian I'Anson

Wells Civic Society: Chris Winter

St Cuthbert Out Parish Council: Tony Hathway

1. Apologies from Cllr Tessa Munt and Stuart Todd
2. Minutes of the meeting held on 21st March 2023 – approved as a correct record
3. Objection by Professor Armitage – reported and noted.
4. Basic Conditions Statement – received and noted
5. Outcome of the referendum

AFI'A reported that 1372 voted (15% turnout) with 1114 yes and 255 no as a 80% result with 3 spoilt votes. It was noted that Somerset Council will consider making the Plan at their meeting on the 14th of February.

6. List of projects in the Plan.

The list was considered and conclusions as recommendations to the Council were decided as follows.

1	Completion of a Settlement Setting Assessment	This should be considered in a meeting with Andre Sestini/Jo Milling
2	Creation of a Non Designated Heritage Assets List	A certain amount of work has been carried out already by Wells Civic Society. WCC need to consider

3	Updating the Housing Needs Assessment	This work was carried out without cost to WCC and will provide a useful tool to aid recommendations
4	Promoting involvement of WCC in negotiations between Somerset and developers relating to required infrastructure and planning gain	Liaison is required at member level between WCC and SC.
5	Relevant to the decision of WCC on 27 th January 2022 to proceed with traffic calming measures in the High Street.	WCC need to pursue this initiative using the existing viability report or produce and their own proposals.
6	Pursuit of improved parking signage within the City and appropriate solutions to the shortage of parking	WCC is aware of the issues and needs to
7	Liaison between WCC and Somerset to improve the bus service using the Somerset Bus Service Improvement Plan.	WCC have been effective in mobilising the public to press for improvements.
8	Work by WCC with a) Visit Somerset, the Cathedral, the Bishop's Palace and the Chamber of Commerce to promote the visitor economy b) event and festival organisers and c) Somerset to refurbish the Coach Station	Being pursued by WCC.
9	Liaison with St Cuthbert Out to consider developments that may impact the environment across the parish boundary	There is effective liaison between the two Councils.
10	Enhancement by WCC of biodiversity including a) Restoring the city's streams and waterways b) Enhancing local green spaces and recreation spaces and c) Work with the Diocese in churchyards in the City	Promoting work to develop, protect and enhance the green infrastructure network

7. With completion of the Wells Neighbourhood Plan, the work done by several individuals has been recognised and the Steering Group has passed responsibility to the City Council to
- a) ensure the policies in the Plan as material considerations are taken into account together with the Local Plan in deciding recommendations to Somerset Council on planning applications affecting Wells City
 - b) facilitate progress with the projects listed in the Plan as appropriate and
 - c) regularly monitor the effectiveness of the above.