

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 21ST MARCH 2024 AT 7.00PM AT WELLS TOWN HALL

PRESENT: Cllrs: L Agabani, S Cursley, D Denis (Chair), D Orrett, S Powell (Vice Chair),
I Von Mensenkampff

IN ATTENDANCE: Assistant Town Clerk: C Woodland
Somerset Cllr T Munt
No members of the public

24/19/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS
Cllrs: G Folkard, G Robbins

24/20/PE DECLARATIONS OF INTEREST
Cllrs Cursley and Denis both declared a personal interest in Agenda item 5.1, and
Cllr Cursley also expressed a personal interest in Agenda item 5.3.

**24/21/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING
ON 15TH FEBRUARY 2024**
G Folkard wanted it noted that he had given his apologies for
Minutes were confirmed as a true record and signed by the Chair

24/22/PE MEETING OPEN TO THE PUBLIC
None present

24/23/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2024/0229/HSE
Demolition of existing garage and erection of two storey side extension.
48 Woodbury Avenue Wells Somerset BA5 2XP
**COMMITTEE RECOMMENDATION: Refusal – Design and appearance, Loss of
privacy**

2 2024/0257/HSE
Proposed single storey side extension.
20 Bekynton Avenue Wells Somerset BA5 3NF
COMMITTEE RECOMMENDATION: Approval, Design and Appearance

3 2024/0351/HSE
Conversion & extension of existing garage.
Beech Hill House Milton Lane Wells Somerset
COMMITTEE RECOMMENDATION: Approval, Design and Appearance

4 2024/0388/HSE
Demolition of existing conservatory and erection of a new single storey rear extension.
1 Mountery Road Wells Somerset BA5 2QN
COMMITTEE RECOMMENDATION: Approval, Design and Appearance

5 2024/0376/LBC
Alterations to garden walls.
Beaumont House 17 New Street Wells Somerset BA5 2LD
**COMMITTEE RECOMMENDATION: Approval, Design and Appearance, on the
condition access is available at all times for neighbours**

APPLICATIONS FOR INFORMATION ONLY

- 6 2024/0371/CLP **Notification only**
Single storey kitchen extension at the back of the property.
68 St Thomas Street Wells Somerset BA5 2UZ
The Committee wanted to note that there wasn't a list of consultees with this application, and that a neighbour had brought it to their attention they had not been consulted.
- 7 2023/1236/FUL **Notification only**
Conversion of an existing Coach House to office use (Class E) and associated works.
Land At 355667 146163 St Thomas Street Wells Somerset
DECISION: 'Refusal' on 13th March 2024

TREES

- 8 2024/0355/TCA – No documents available - **Notification only**
Reduce Two holly bushes and multi stem holly tree.
Flat 1, 6 Cathedral Green Wells Somerset BA5 2UE

24/24/PE NEIGHBOURHOOD PLAN

The Committee discussed the 10 projects in full (see attached list) and the following observations were made:

Projects 1, 3 and 4:

A letter to be sent to request a meeting with Somerset Planning East to start a discussion.

Project 2: A full definition of 'Non-Designated Heritage Assets' is needed, and that it includes street furniture.

The Civic Society has offered to assist WCC and The Planning Committee recommend their involvement at the outset with proviso for any list to be presented to Full Council for approval.

It was suggested by Cllr Munt that WCC ask residents for input regarding historical items of interest around the City.

Project 3: A Housing needs Assessment provided by the council is important as a counterpoint to any developer's assessment which might be biased. The need for a Consultant should be considered by Full Council. Cllr Denis agreed to seek a quotation from Stuart Todd who was the Consultant who prepared the WNP.

Project 4: The City Council will seek involvement in negotiations relating to infrastructure and planning gain between developers and Somerset Council and Somerset Integrated Care Board. It was agreed that this should be included in the letter to Somerset Planning East.

Projects 5 and 6: Planning Committee members wish to put forward these 2 projects as priority for Full Council to set up a Start/Finish Task Group. The Proposal from Planning is that the scope is to research the options after a meeting with the Town Clerk as Cllr Denis reported that Somerset had already employed consultants and there are plans and maps in existence for possible traffic calming measures. The Task Group should be made up of 3 Councillors and report back to Full Council within 9 months.

It was noted that these topics had already been discussed by the Council and are considered a priority due to continuing public interest along with concerns about parking and speed limits.

Project 7: The council had already put this into effect, and the Bus Users Group that had been formed was well managed.

Project 8: to be deferred for 6 months whilst Wells Cathedral is awaiting the appointment of the CCO.

Project 9: to liaise with St Cuthbert's Out Cllr Cursley suggested that the Mayor Elect might like to invite the SCOP councillors to an informal event in the Mayor's Parlour.

Project 10: This is already in with 4-5 councillors working on the Climate Emergency Working Group and Wells Environment Network alongside other organisations and agencies.

Therefore, it was unanimously decided that Projects 3, 5, 6 and 9 be taken forward to Full Council as priorities for implementation.

These two projects are:

- 24/25/PE PROPOSED DEVELOPMENT AT WOKEY HOLE ROAD**
The committee resolved to consider comments that could be important to be made at the time of public consultation, in the best interests of the residents.

- 24/26/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.

- 24/27/PE ANY OTHER MATTERS OF URGENT REPORT**
It was noted that Wells City Council had not been informed by Somerset Council of the planning application 2024/0241/FUL | Retention of marquee. | The Full Moon Inn 42 Southover Wells Somerset BA5 1UH. The Assistant Town Clerk informed the Committee that they were awaiting a response from the SC Case Officer as to why this was the case, and if the expiry date could be extended, as the Committee would like the opportunity to put it on an agenda for a future meeting.
Cllr Denis informed the meeting that Somerset Council refused permission on 18/3/20242023/2351/FUL | 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. | Cheddar Valley Inn 22 Tucker Street Wells Somerset BA5 2DZ. She drew attention to the importance of Net Gain regulations considerations in all new development.

- 24/28/PE DATE OF NEXT MEETING: 7pm, Thursday 18th April**

Minutes Signed by the Chair.....Date.....

WELLS CITY COUNCIL
10 PROJECTS AS LAID OUT IN THE NEIGHBOURHOOD PLAN

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