

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 18TH APRIL 2024 AT 7.00PM AT WELLS TOWN HALL

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

IN ATTENDANCE: Assistant Town Clerk: C Woodland
WCC Staff: C Hobbs
3 members of the public

24/29/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS
Cllrs: S Cursley, G Folkard, D Orrett

24/30/PE DECLARATIONS OF INTEREST
To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 12th May 2022.
None declared

**24/31/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING
ON 21ST MARCH 2024**
Minutes were confirmed as a true record and signed by the Chair.

24/32/PE MEETING OPEN TO THE PUBLIC
Members of the public declined to speak

24/33/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1 2024/0456/HSE
Proposed 3m x 3m garden room attached to previous property.
105 Sheldon Drive Wells Somerset BA5 2HF
Recommendation – Approval
Material Considerations – There may be a need to ensure blinds/shades/glass to prevent over heating in future
- 2 2024/0502/HSE
Single storey front and rear extension and alterations to roof light.
92 Wookey Hole Road Wells Somerset BA5 2NQ
Recommendation – Approval
Material Considerations - Design appropriate
- 3 2024/0427/FUL
Installation of no.2 Temporary Portakabins (26 weeks).
The Blue School Kennion Road Wells Somerset BA5 2NP
Recommendation – Approval
Material Considerations - Design appropriate
- 4 2024/0519/HSE
New front door to replace the existing modern front door.
19 St Thomas Street Wells Somerset BA5 2UU
Recommendation – Approval
Material Considerations - Design appropriate
- 5 2024/0490/FUL
Erection of a single dwelling, including associated parking and landscaping.
Land At 356033 146235 Churchill Avenue Wells Somerset
Recommendation – Approval

Material Considerations: - Meets Design Guide as in Planning statement, layout & density of building is appropriate, parking & servicing is adequate and meets WCC climate change aims to reduce carbon emissions by installing e-charging,
Conditions: a) Contractors to mitigate against noise, smells or disturbance from the scheme, b) Attention to be given to hard standing surfaces for permeability, c) to prevent loss of ecological habitats, ensure development increases biodiversity by mitigating urbanisation of this garden

- 6 2024/0555/HSE
Single storey side and rear extension and replacement garage.
4 Hillside Close Wells Somerset BA5 2NA
Recommendation – Approval
Material Considerations: Not overbearing as there are no properties to the west, there may be a privacy compromise for neighbours from raised decking area
- 7 2024/0504/LBC and 2024/0503/FUL
Single storey extension of the existing detached nursery building at Wells Cathedral School.
Wells Cathedral School North Liberty Wells Somerset BA5 2SS
Recommendation – Approval
Material Considerations: Design is sustainable and appropriate, not likely to have an effect on listed buildings and/or conservation areas re curtilage
Loss of ecological habitats - Would be great to see some additional area for nature to increase biodiversity
- 8 2024/0600/HSE
Single storey rear extension.
6 Hamilton Court Wells Somerset BA5 2GE
Recommendation – Approval
Material Considerations: Design is appropriate for the area, Size of extension is of a suitable size
- 9 2024/0577/HSE
Proposed windows and relocation of door
9 Walnut Tree Close Wells Somerset BA5 2NL
Recommendation – Approval
Material Considerations - Design appropriate
- 10 2024/0610/HSE
Replace garage and single storey rear extension.
4 Mount Pleasant Avenue Wells Somerset BA5 2JQ
Recommendation – Approval
Material considerations: Design consolidates the various extensions, layout is acceptable
- 11 2024/0624/HSE
Replacement of existing conservatory with single storey extension, new extension to flat roof, new Juliet balcony, and external works including extending patio and installation of pergola.
Bower House 8 North Road Wells Somerset BA5 2TJ
Recommendation – Approval
Material considerations: No apparent loss of privacy, design is appropriate for the location
- APPLICATIONS FOR INFORMATION ONLY**
- 12 2023/1275/FUL
Proposal: Redevelopment to form 47 No Retirement Living Apartments for Older People (Sixty Years of Age and/or Partner over Fifty-Five Years of age), Guest Apartment, Communal Facilities, Access, Car Parking and Landscaping.
Wells Police Station 18 Glastonbury Road Wells Somerset

13 Subject: ENF/2024/0101 Studio 24 - Listed Building Works
A discussion was held regarding the information received from Andy Dearing, Planning Enforcement, Somerset Council.
The Chair advised councillors to either contact the Chair of WCC Planning or Somerset East Planning Enforcement directly with concerns relating to any potential issues of planning breaches within Wells.

24/34/PE NEIGHBOURHOOD PLAN

Cllr D Denis reported that due to staff issues that Projects 1,2 and 3 will be held back for the time being to reduce pressure on Wells City Council staff. With regard to Project 4, Joe Milling and Andre Sestini have been written to request a meeting, along with two Councillors from Planning Committee to discuss prioritising of Section 106 monies. Cllr D Denis has written to Planning Committee members as well as Cllrs: H Siggs and T Pullin with invitations to join a task and finish group to work on Projects 5 and 6.

24/35/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

24/36/PE ANY OTHER MATTERS OF URGENT REPORT

None received

24/37/PE DATE OF NEXT MEETING: 7pm, Thursday 16th May 2024

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 Sestina/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