

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 20<sup>TH</sup> JUNE 2024 AT 7.00PM AT WELLS TOWN HALL

**PRESENT:** Cllrs: D Denis (Chair), D Orrett, S Powell (Vice Chair), G Robbins

**IN ATTENDANCE:** Assistant Town Clerk / RFO: C Woodland  
Wells City Council Staff – C Hobbs  
WCC Cllr T Robbins  
3 members of the public

**24/48/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**

Cllrs: L Agabani, S Cursley, G Folkard, I Von Mensenkampff

**24/49/PE DECLARATIONS OF INTEREST**

To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 12th May 2022.

Cllr S Powell and Cllr D Orrett declared an interest in item 5.9

Cllr D Denis declared an interest in 5.4

Cllr G Robbins and D Denis declared an interest in 5.10

None of the declarations were pecuniary interests.

**24/50/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING  
ON 16TH MAY 2024, AND THE MEETING UNDER DELEGATED AUTHORITY HELD ON  
TUESDAY 28TH MAY 2024**

Minutes were confirmed as a true record and signed by the Chair.

Cllr D Denis informed the meeting that Simon Trafford will attend August Planning meeting.

**24/51/PE MEETING OPEN TO THE PUBLIC**

Zoe Newton addressed the Committee and gave reasons for supporting her application agenda item 5.1

**24/52/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

- 1            2024/0828/FUL  
Change of use of public house (sui generis) to boutique guest house (C1), with alterations and replacement of extension with new day room (amended description received 22.05.2024).  
Sherston House Priory Road Wells Somerset BA5 1SU  
**Recommendation – Approval**  
Material consideration:  
2 - Design. Local Plan and WNP. Development Policy  
1 - Local Identity and Distinctiveness seeks to contribute positively to the maintenance and enhancement of the local context. Proposals should be formulated with an appreciation of the built and natural context locality. The present scheme contains strong characteristics of the area and would deliver a development in a sympathetic and appropriate manner, which incorporates a design and massing that is reflective of its locale. DP7: Design and Amenity of New Development sets out aspirations for the design principles for all new development in order to maintain and enhance attractive and sustainable places to live and work. No concerns re noise or parking.
- 2            2023/2292/FUL  
Retrospective application for erection of new storage buildings.  
Tor Hill Works Constitution Hill Wells Somerset BA5 3NT  
**Recommendation - Refusal**

- i. Application Form Existing Use of Site - currently vacant the answer Yes is not correct - the site is occupied by Serious Staging.
- ii. Roof materials- does not mention solar panels.
- iii. Biodiversity survey missing - this is a concern as effects from removal of previous trees and vegetation is unrecorded, there is night light pollution effect of wildlife, it is on edge of bat site and was a flight path and potential roosts.
- iv. There does appear to be a gain of non-residential floor space.
- v. Trees and Hedges- request a survey.
- vi. It is overbearing when viewed from the Palace fields in winter months.

Conditions to be applied if approved at Somerset East Mendip Planning

- i. Noise from trucks and machinery needs to be restricted to hours 8-5 as the building is just above a residential property.
- ii. Restrictions of lighting hours to avoid light pollution on invertebrates, birds, small mammals.

- 3** 2024/0906/LBC  
Change colour of ground floor woodwork and brickwork of shop front from white to pink (Retrospective)  
8 High Street Wells Somerset BA5 2SG  
**Recommendation - Approval**  
Floor/brick front paint - Neighbouring shop is happy with colour
- 4** 2024/0903/HSE  
Proposed single-storey side extension and outdoor pool.  
47 Portway Wells Somerset BA5 2BB  
**Recommendation – Approval**
- 5** 2024/0948/LBC  
Replacement of single glazed sash windows to the rear of 37a High Street with a double glazed unit.  
37 High Street Wells Somerset BA5 2AE  
**Recommendation – Approval**  
Material Considerations: 3. Design 5. Effect on listed building 12 - Energy efficiency-
- 6** 2024/0990/LBC  
New Shopfront and Entrance door to provide security for jewellery shop. Signage to side elevation. New internal ground floor partition  
**Recommendation – Approval**  
Material Considerations 2 design. 5 -effect on listed buildings and conservation area
- 7** 2024/0973/HSE  
Demolition of Existing Outbuildings and Erection of Single Storey Rear Extension and Detached Garage  
4 Bekynton Avenue Wells Somerset BA5 3NF  
**Recommendation – Approval**  
Material Considerations: 2- design an appearance and adequate parking
- 8** 2024/0994/HSE  
Demolition of existing conservatory and garage. Construction of a new single storey rear extension and replacement garage  
27 Hooper Avenue Wells Somerset BA5 3NA  
**Recommendation – Approval**  
Material Considerations: 2- design an appearance and adequate parking
- 9** 2024/1016/HSE  
Demolition of existing lean-to utility and detached garage and the erection of a new single storey extension.  
19 Ash Lane Wells Somerset BA5 2LR  
**Recommendation – Approval**

Material Considerations: 2- design an appearance and adequate parking

- 10** 2024/0818/CLE  
Application for an existing lawful development certificate for change from a glass company retail unit (class E) to expansion of existing vet practice (class E)  
Unit 4 The Old Engine House Westfield Road Wells Somerset  
**No recommendation made.** Advice required from Conservation Officer

**TREES**

- 11** 2024/0938/TCA **Notification only**  
T1 (Fir) - Fell.  
T2 (Magnolia) - Cut left lower limb.  
12 Portway Avenue Wells Somerset BA5 2QF
- 12** **2024/0955/TCA Notification only**  
**T1 Eucalyptus - Fell.**  
**3 New Street Wells Somerset BA5 2LA**
- 13** M1401 **Notification only**  
Tree Preservation Order: Somerset Council East Wells No. 75 (2024) Boundary between 12 College Road and North Road, Wells  
12 College Road Wells Somerset BA5 2TB
- 14** APPEAL  
2023/1087/OUT  
Inspectorate Refs: APP/E3335/W/24/3338956  
Appeal Proposal: Outline planning application with all matters reserved (except for access) for the demolition of existing farmhouse/agricultural buildings, erection of up to 50 residential dwellings, including affordable housing, green infrastructure, public open space, play area, landscape planting and sustainable drainage systems, package treatment works and new access arrangements from A371 Haybridge Hill.  
New House Farm, Haybridge Hill, Haybridge, Wells, Somerset, BA5 1AJ  
St Cuthberts Out have submitted their opposition to the development. Wells City Council are objecting to the development due to the impact on the infrastructure of the City of Wells.

**24/53/PE NEIGHBOURHOOD PLAN**  
No update was given.  
Cllr S Powell reported that there is a meeting regarding traffic calming planned which is part of project 5.

**24/54/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.

**24/55/PE ANY OTHER MATTERS OF URGENT REPORT**

**24/56/PE DATE OF NEXT MEETING: 7pm, Thursday 18th July 2024**

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