

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 19TH SEPTEMBER 2024 AT 7.00PM AT WELLS TOWN HALL

PRESENT: Cllrs: D Denis (Chair), S Powell (Vice Chair), I Von Mensenkampff

IN ATTENDANCE: RFO / Assistant Town Clerk: C Woodland
Wells City Council Staff – C Hobbs
SC Cllr and MP for Wells and Mendip Hills T Munt
1 x member of the press

24/75/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

Cllrs: L Agabani, S Cursley, G Folkard, D Orrett, G Robbins

24/76/PE DECLARATIONS OF INTEREST

To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 16th May 2022.

Cllr D Denis declared a non-pecuniary interest in agenda item 5.4 and will not vote on the application.

Cllr S Powell declared a non-pecuniary interest in agenda item 5.5 and will not vote on the application.

Cllr D Denis (Chair) advised those present that following the above declarations of interest that the meeting would not be quorate for those applications and they will be forwarded to Somerset Council with comments.

24/77/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETING ON 18TH JULY 2024.

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

24/78/PE MEETING OPEN TO THE PUBLIC

Public speaking time is normally restricted to 15 minutes in total

T Munt (MP for Wells and Mendip Hills) spoke about the felling of trees in Park Woods.

(Agenda item 8) She reported that she had made enquiries to establish who had been issued the licences to carry out the work. A tree Officer has attended. The trees that have been felled are Beech, Alder, Oak, Maple, Birch, Holly, Sycamore and Ash.

24/79/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

All planning applications can be viewed in detail on

[https://www.somerset.gov.uk/planningbuildings-](https://www.somerset.gov.uk/planningbuildings-and-land/)

[and-land/](https://www.somerset.gov.uk/planningbuildings-and-land/) Members of the Public are welcome to express their views at the Parish Council Planning Committee as well as direct to Somerset Council. Click on planning application reference numbers to link to Somerset website for further details or comments.

1 2024/1404/LBC

Change of use of the hotel to a boutique guest house with alterations and replacement of extension with new day room.

Sherston House Priory Road Wells Somerset BA5 1SU

Recommendation – Approval - Material Considerations – Appropriate change of use.

2 2023/2194/RE3

Localised replacement of external windows and rooflights.

Wells Library Union Street Wells Somerset BA5 2PU

Recommendation – Approval - Material Considerations – Energy conservation

3 2024/1445/LBC

Immediate proposed repairs to stonework.

14 Market Place Wells Somerset BA5 2RE

Recommendation – Approval subject to Historic England’s recommendations

- 4 **2024/1447/FUL**
Siting of two portacabins (one retrospective, one proposed) and single storey extension to east elevation
5 Priory Road Wells Somerset BA5 1SR
Comments – Cllr S Powell had concerns about the loss of a parking space. Cllr D Denis commented that dental provision in Wells is necessary.
- 5 **2024/1413/HSE**
Re-surfacing and enlargement of existing parking area, including the partial replacement of the gravelled surface with block paving.
22A Chamberlain Street Wells Somerset BA5 2PF
Comments – All Cllrs have no issues with the gravelled surface but have concerns regarding water run-off from the block paving onto Chamberlain Street
- 6 **2024/1519/FUL**
Proposed replacement of existing timber windows and apartment doors with PVC-u double glazed windows and doors. Replacement of all existing timber communal doors with aluminium doors.
Carlton Court Wells Somerset BA5 1SF
Recommendation – Approval Material consideration. Appropriate design
- 7 **2024/1395/HSE**
Remove crittel windows and replace with upvc flush finish casement windows (double glazed upvc).
41 Southover Wells Somerset BA5 1UH
Recommendation – Approval Material consideration. Appropriate design
- 8 **2024/1547/ADV**
Proposed erection of 3 x large wall mounted billboards - 2 x canopy signs - 2 x small wall mounted billboard - 1 x poster display unit – 1 x flagpole sign.
Lidl Great Britain Ltd Strawberry Way South Wells Somerset BA5 2AZ
Recommendation – Approval Conditioned that signs are illuminated during store opening times only.
- 9 **2024/1587/ADV**
Proposed hand painted signage to west elevation & signage lettering to be fixed to existing sign board above shopfront along High Street.
78 High Street Wells Somerset BA5 2AJ
Recommendation – Approval Material consideration. Appropriate design

APPLICATIONS FOR INFORMATION ONLY

- 10 **2024/0670/HSE** - Notification only
Single storey rear extension to existing property including heating & cooling pump.
95 Wookey Hole Road Wells Somerset BA5 2NH

TREES

- 11 **2024/1399/TCA - Notification only**
Eucalyptus (A) - Fell. Loquat (Eriobotrya Japonica) (B) - Fell.
Chantry House 2 Chantry Close St Thomas Street Wells Somerset
- 12 **2024/1564/TCA - Notification only**
T2 - Birch - Remove stake and tie. T3 - Fig - Raise low canopy to 2.4m - T11 - Magnolia - Cut back/Raise low canopy - G12 - Reduce/Remove declining shrubs - T13 - Magnolia - Reduce - T15- Bhutan Pine - Remove - T22 - Lime - Raise low canopy.
Flat 2 19 New Street Wells Somerset BA5 2LD

- 13** **2024/1572/TCA - Notification only**
T1 - Black Mulberry - Reduce crown by up to 1 metre with wounds less than 50mm in diameter at appropriate unions.
T2 – Victoria Plum - Fell.
T3 - Indian Rain - Fell.
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T4 - Juda - Reduce crown by up to 2m.
T5 - Holm Oak - Coppice stems.
T6 & T9 - Crab apple -Fell.
T7 - Mimosa - Crown lift.
T8 - Cherry - Fell. T10 - Bay – Crown reduce by up to 3m.
T11 - Yew - Fell.
T12 - Holly - Fell.
T13 - Ginkgo Crown reduce by up to 2m.
T14 - Osmanthus – Reduce crown by reducing obvious laterals.
T15 - Eucryphia – Reduce height by up to 2m.
T16 - Wild Cherry - Prune the crown. Pruning wounds to be less than 50mm in diameter and at appropriate unions.
T17 - Hazel - Fell.
The Rib St Andrew Street Wells Somerset BA5 2UR
Cllrs requested that the six felled trees be replaced by six trees.
- 14** **2024/1588/TCA - Notification only**
T1 - Whitebeam - Reduce crown to previous reduction points (approx. 1m height 1m lateral) & crown lift to 2.5m.
T2 - Whitebeam - Reduce crown to previous reduction points (approx. 1m height 1m lateral) & crown lift to 3m.
Lawpool Court Wells Somerset BA5 2AN
- 15** **2024/1322/OUT**
Outline planning application for the erection of up to 78 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.
Land At 353314 146683 Glencot Road Wookey Hole Wells Somerset.
- To consider implications for Wells’ services and infrastructures and approve sending Somerset Council Planning (East) the attached letter.
Cllr D Denis proposed that a letter be sent to support St Cuthbert Out Parish Council to oppose the development on the following grounds.
- i. Adverse impact on the environment and landscape of the area including the Mendip National Landscape
 - ii. Increase in the generation of traffic on the existing inadequate road network
 - iii. Negative impact on biodiversity, removing natural corridors for bats/small mammals
 - iv. Risk of flooding, already a problem for Wells City
 - v. Erosion of the green space between Haybridge, Wells and Wookey Hole
 - vi. Lack of funding support for infrastructure and its resulting impact on transport and parking in Wells
 - vii. Insufficient schools and GP services to support the ever-increasing development on the borders of Wells City.
- The letter was approved and will be sent on 20th September 2024
- 16** **2023/1515/OUT**
Outline application with all matters reserved except for access, up to 47no. dwellings (including affordable housing), open space, ecological mitigation, and supporting infrastructure.
Land At 353038 145483 Gypsy Lane Wells Somerset

To consider implications for Wells' services and infrastructures and approve sending Somerset Council Planning (East) the attached letter.

Cllr D Denis proposed that a letter be sent to support St Cuthbert Out Parish Council to oppose the development on the following grounds. A similar situation to the development in the previous agenda item. The local plan will be referred to that the three sites allocated will place too much pressure on Wells' infrastructure due to the numbers of houses planned. The letter was approved and will be sent on 20th September 2024

24/80/PE PARK WOODS

Cllr D Denis described the tree removal that has taken place in Park Woods. Significant numbers of trees have been removed and stacked. Large clearings have been cleared and the ground level plants have been destroyed by machinery wheels. The trees removed are not only Ash, but are Beech, Alder, Oak, Maple, Birch and Holly. Enquiries are being made as to which organisation applied for this work to be carried out.

A long discussion took place about how to proceed and to establish who manages, leases the land and to establish who applied for the work to be carried out. There are strong feelings locally about the number of trees that have been removed. T Munt advised that the Forestry Commission was likely to have been informed due to the significant numbers of trees felled. The photographs' displayed at the meeting will be forwarded to T Munt. Cllrs suggested that the Church Commissioners be sent a letter, expressing the concerns of local Councillors and residents and requesting further information about why species of trees other than Ash have been removed.

24/81/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

24/82/PE ANY OTHER MATTERS OF URGENT REPORT

Cllr S Powell reported that the working group for the Neighbourhood Plan project met on 9th September 2024 to discuss traffic calming. The meeting suggested the following issues be addressed

- i. That the traffic order be reviewed as the moment it allows disabled drivers to park in loading bays. This would free up loading bays for deliveries
- ii. Request Somerset Highways for a feasibility study to move the bus stop from the junction of Sadler Street/High Street to the Coach drop off bay at the corner of Sadler Street
- iii. New Pedestrian crossing at junction of Sadler Street/ High Street at location of current bus stop
- iv. Request Somerset Highways for a feasibility study for new Pedestrian crossing at Princes Road between Bus Station and the pedestrian access to Tesco
- v. Make a request to T Munt for a copy of her traffic plan for Wells
- vi. In May/June 2025 the traffic calming working group will take steps towards the implementation of a wider traffic plan.

All the above will be brought to the Full Council Meeting in October 2024 and to the Finance Meeting to request funding for the costs.

24/83/PE DATE OF NEXT MEETING: 7pm, Thursday 17th October 2024

Minutes Signed by the Chair Date