

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD THURSDAY 23RD JANUARY 2025 AT 7.00PM AT WELLS TOWN HALL

PRESENT: Cllrs: L Agabani, D Denis (Chair), G Folkard, D Orrett, S Powell, G Robbins
(Vice - chair)

IN ATTENDANCE: Facilities & Projects Officer: L Wassell
Wells City Council Staff – C Hobbs
No public in attendance

25/01/PE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

Cllr D Denis arrived towards the end of the discussion of items 2025/0003/FUL and 2025/0004/LBC

25/02/PE NON ATTENDANCE: Cllrs: S Cursley, I Von Mensenkampff

25/03/PE DECLARATIONS OF INTEREST

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

Cllr L Agabani declared a non-pecuniary interest in items 5.8 and 5.9 on the agenda.

On arrival at the meeting, Cllr D Denis declared a non-pecuniary interest in item 5.7 on the agenda.

25/04/PE MINUTES OF THE PREVIOUS PLANNING & ENVIRONMENT COMMITTEE MEETINGS

To approve and sign the minutes of the previous meetings held on:

Thursday 5th December 2024 and by Delegated Authority on 18th December 2024

The Minutes of both meetings were approved and signed by Cllr G Robbins (Vice -Chair)

25/05/PE MEETING OPEN TO THE PUBLIC

25/06/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2024/2167/VRC and 2024/2170/VRC

Variation of condition 2 (Plans List) on consent 2023/1103/LBC (Alterations, refurbishment and extensions to Beaumont House).

Beaumont House 17 New Street Wells Somerset BA5 2LD

Recommendation – Approval

Material considerations: (4) Effect on listed buildings and/or conservation areas.

2 2024/2180/HSE

Erection of an ancillary residential outbuilding (on site of existing shed) and new boundary fence.

6 Serel Drive Wells Somerset BA5 2DQ

Recommendation – Refusal

Material considerations: (10) Overbearing, over development building in a small garden

3 2024/2231/ADV

Erection of one freestanding small scale D6 poster.

6 Bath Road Wells Somerset BA5 3LF

Recommendation – Approval with conditions that the illuminated function of the sign is turned off when the business closed

4 2024/2250/HSE

Erection of single storey rear extension.

49 Bath Road Wells Somerset BA5 3HR

Recommendation – Approval

Material considerations: (2) Design and appearance, impact on public visual amenity

- 5 **2024/2310/HSE**
Single Storey rear extension.
51 Balch Road Wells Somerset BA5 2BY
Recommendation – Approval
Material considerations: (2) Design and appearance, impact on public visual amenity

- 6 **2024/2306/LBC**
Partial demolition of external wall at the front of the property.
41 Chamberlain Street Wells Somerset BA5 2PQ
Recommendation – Refusal
Material considerations: (4) Effect on listed buildings and/or conservation area. The wall is listed

- 7 **2025/0003/FUL and 2025/0004/LBC**
Proposed change of use of building from educational centre to ticket office & shop.
Alterations to glazed screen along front (North) elevation. The creation of new doorway at rear (South) elevation to provide access to south corner of the Palace gardens (revised Location Plan received 08.01.25).
The Bishops Palace Market Place Wells Somerset BA5 2PD
Recommendation – Approval. Conditioned that an arboriculture impact assessment is carried out prior to commencement of works.

- 8 **2025/0040/ADV**
Proposed refurbishment/installation of new hotel signage.
The Swan Hotel 11 Sadler Street Wells Somerset BA5 2RX
Recommendation – Approval of the application for signage, but conditioned that the canopies are not included in the proposal
Material considerations: (4) Effect on listed buildings and/or conservation area.

- 9 **2025/0042/LBC**
Proposed refurbishment/installation of new hotel signage.
The Swan Hotel 11 Sadler Street Wells Somerset BA5 2RX
Recommendation – Approval of the application for signage, but conditioned that the canopies are not included in the proposal
Material considerations: (4) Effect on listed buildings and/or conservation area.

TREES

- 10 **2024/2166/TCA - Notification only**
T1 - Sweet Chestnut - Section & fell to ground level.
Melbourne House 36 Chamberlain Street Wells Somerset BA5 2PJ
Wells City Council Planning Committee would like to register their disappointment in the felling of this tree.

- 25/07/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.

- 25/08/PE ANY OTHER MATTERS OF URGENT REPORT**
Cllr D Denis reported that she had been written to by a Wells resident, regarding the increase in opening hours of the Asda garage. There have been complaints from residents about an increase in anti-social behaviour.
Following a brief discussion regarding Licensing applications, Wells City Council agreed that Cllr D Denis writes to Licensing department at Somerset Council asking for clarity on the process.
Cllr D Denis updated the committee with two Somerset Planning decisions.

25/09/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.

25/10/PE DATE OF NEXT MEETING: 7pm, Thursday 20th February 2025

Minutes Signed by the Chair Date