

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE DELGATED PLANNING & ENVIRONMENT COMMITTEE HELD FRIDAY 2<sup>ND</sup> MAY 2025 AT 10.00AM AT WELLS TOWN HALL

**PRESENT:** Cllrs: D Denis (Chair), S Powell

**IN ATTENDANCE:** Town Clerk: H Wilkins

#### **APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**

**25/43/PE** None – Delegated meeting of committee

#### **25/44/PE NON-ATTENDANCE:**

None

#### **25/45/PE DECLARATIONS OF INTEREST**

None

#### **25/46/PE MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD ON 20<sup>th</sup> MARCH 2025**

Minutes will be presented to the next meeting of full committee for sign-off.

#### **25/47/PE PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

- 1** 2025/0125/FUL  
Change of use (C3).  
3 Mountery Close, Wells, BA5 2QW  
**Recommendation – Refusal**  
Material consideration: Further clarification should be sought to manage the inconsistency of drawings, and planning design.  
Council would seek further information associated with covenants placed on the building and associated land. Council would welcome confirmation of the number of expected visitors to the business and associated parking impacts.  
Council would seek confirmation of sound proofing to be applied, locations of and quality of noising dampening expected. Equally, temperature management systems which may be applied.
- 2** 2025/0766/HSE  
Partial Demolish and rebuild  
1 Ethel Street, Wells, BA5 2HP  
**Recommendation – Approval**  
Material consideration: (2) Design and appearance
- 3** 2025/0811/LBC and 2025/0810/FUL  
Removal and replacement of footbridge.  
The Bishops Palace, Market Place, Wells, BA5 2PD  
**Recommendation – Approval**  
Material consideration: (2) Design and appearance

#### **25/48/PE ANY OTHER MATTERS OF URGENT REPORT**

The Town Clerk advised Cllrs that the Local Planning Authority had issued notice of consultation for modifications of the Mendip Local Plan Part II with a closing date for expressions of 26<sup>th</sup> May 2025 Town Clerk will draft response given that the next committee is after the closing date for feedback.

Cllr Denis referenced ongoing discussion with St Cuthbert Out Parish Council associated with protection of trees at Park Wood. Cllr Denis has written to Cllr Tessa Munt MP to seek support in assurances that further works would not be agreed by the Local Planning Authority and that enforcement action would be applied in the event of works, given that TPOs are in place.

**25/49/PE      DATE OF NEXT MEETING: 7pm, Thursday 29<sup>th</sup> May 2025**

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