

Annual Wells City Council Planning Advisory Committee report for their AGM on 11th March 2026.

The Planning Advisory Committee has met twice monthly between June and January in response to the significant backlog of applications awaiting determination by Somerset Council. Since January, the Committee has returned to its usual schedule of meeting once a month. Over this period, we have considered an average of nine planning applications per month.

Applications of note

- 2025/0547/FUL – Wells Rugby Club, Charter Way, Wells

Proposal for the demolition of the existing clubhouse and floodlighting, and the erection of 106 dwellings.

The Committee has worked closely with the Strawberry Line Group and St Cuthbert's Out to ensure that the impact on the Strawberry Line is fully considered. We continue to make detailed representations to the Local Planning Authority on this matter.

- 2025/1762/FUL – 66 Bath Road (The Britannia Inn)

Proposal for the change of use and partial demolition of the existing building to create a single dwelling, alongside the erection of four new dwellings.

Details of these and all other planning applications are available on the Somerset Council's Planning Portal, where members of the public can also view and comment on applications.

[View and comment on a planning application](#)

We welcome comments, concerns, and observations from residents on any planning application under consideration. Meeting dates for the Planning Advisory Committee are published on the Wells City Council website in the Calendar of Meetings and Engagements, where members of the public are welcome to speak.

[Calendar of Meetings and Engagements.pdf](#)

I would like to express my sincere thanks to our council officers for their invaluable guidance and professional advice throughout the year. My thanks also go to the Councillors who serve on this Committee for their thoughtful contributions, diligence, and continued support.

Cllr Sarah Powell 01/03/2026