

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD THURSDAY 29th MAY 2025 AT 7.00PM AT WELLS TOWN HALL

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

IN ATTENDANCE: RFO: C Woodland

25/01/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

Cllrs: L Agabani, G Folkard, I Von Mensenkampff

Town Clerk: Haylee Wilkins

Facilities & Projects Officer: L Wassell

25/02/P DECLARATIONS OF INTEREST

All Cllrs present declared a pecuniary interest in Item 6.1

Cllr: D Denis declared a pecuniary interest in 6.3 and 6.4

**25/03/P MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD ON
17th APRIL 2025**

A member of the public who spoke at this meeting had requested clarity in the minutes regarding their statement. The minutes require amending to reflect this and will come to the next Committee meeting for approval.

**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD BY
DELEGATED AUTHORITY ON 2nd MAY 2025**

The minutes of the meeting were approved and signed by Cllr D Denis

25/04/P MEETING OPEN TO THE PUBLIC None present

NOMINATIONS FOR VICE CHAIR

Cllr I Von Mensenkampff was nominated by Cllr S Powell.

No further nominations were received.

Cllr D Denis seconded the proposal.

All Cllrs present were in favour of Cllr I Von Mensenkampff for Vice Chair.

25/05/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 [2025/0825/FUL](#)

Redevelopment of existing skatepark.

Land At 354629 And 145941 Mountery Road Wells Somerset

This application is deferred to Somerset Council Planning (East) due to DOI.

However, Cllrs present thought the plan thorough and well designed.

Cllr D Denis remarked the LCN Active Travel Group had put to the applicant that the pathway running the length of the skatepark be widened to allow lanes for pedestrians and cyclists, and incorporate cycle racks. The WCN Neighbourhood Watch meeting held 22/5/25 suggested the graffiti wall has been a success in other locations.

2 [2025/0852/FUL](#)

Demolition of ancillary outbuilding (Sui Generis) and erection of two three-bedroom dwellings (Class C3), with associated landscaping and parking spaces.

Cheddar Valley Inn 22 Tucker Street Wells Somerset BA5 2DZ

Recommendation – Approval

Material considerations: design and layout. Cllr D Denis suggested rather than the formality of applying for funds from the applicant under s106, that a contribution could be requested towards Active Travel, specifically the crossing as part of the Strawberry Line route.

- 3 [2025/0902/LBC](#)
Proposed change of use from an existing 'commercial' (E(c)(i)) use to a single dwelling house (C3). Thyer House 31 Sadler Street Wells Somerset BA5 2RR
This application is deferred to Somerset Council Planning (East) due to absence of quorum.
- 4 [2025/0897/FUL](#)
Proposed change of use from existing 'commercial' (E(c)(i)) use to a single dwelling house (C3). Thyer House 31 Sadler Street Wells Somerset BA5 2RR
This application is deferred to Somerset Council Planning (East) due to absence of quorum.
- 5 [2025/0901/LBC](#)
Undertake timber repairs, replace failed, decayed and worm-eaten timber beam, internal repairs and improvements.
29 High Street Wells Somerset BA5 2AA
Recommendation – Approval
Material considerations: design and appearance, effect on conservation area and the economy - building made fit for use and reopening as a commercial concern.
- 25/06/P NOTIFICATION ONLY**
- 1 [2025/0855/PCS](#)
Notification for Prior Approval for the installation of 260 PV modules, 2 inverters, and 133 optimizers on the pitched roofs of the Phoenix Ward and St Andrews Ward roofs comprising 117kW.
St Andrews Ward & Phoenix House Priory Health Park Glastonbury Road Wells Somerset
- 25/07/P ST CUTHBERT OUT – GLADMAN APPEAL**
Gladman Appeal – Case number 3363643
It had been agreed previously that the Committee would submit a letter to the Planning Inspectorate raising concerns regarding the strains this development would place on Wells.
The contents of the letter were discussed and approved subject to a small addition.
- 25/08/P LOBBYING OF CONSERVATION AND LISTED BUILDING CHANGES TO SUPPLEMENTARY GUIDANCE DOCUMENTS AND LPA APPROVALS**
Cllr Powell proposed that energy saving measures such as sympathetic timber framed double glazing and solar panels should be allowed on listed buildings, and therefore included in changes to guidance documents, in light of the recognised Climate Emergency.
All Cllrs present agreed that a letter be drafted stating the importance of these measures and their inclusion in conservation areas and listed building guidance documents.
- 25/09/P TREE WORKS BEING CONDUCTED BY THE CHURCH COMMISSIONERS**
Poppy Martin of Savills, who manage the land for the Church Commissioners, had emailed a response to queries regarding tree works. Cllrs present agreed that a request be put to them that:
- Nothing should be felled between March and August (bird nesting season) in line with RSPB guidance
 - If grant funding were being sought for replacement trees, then they could also approach the Community Tree Nursery at Westbury sub Mendip who had a surplus of oak saplings available

- 25/10/P** **It was noted by Cllrs present that an item pertaining to ‘any other urgent matters to report’ had been excluded from this agenda.**
Cllr G Robbins questioned the guidelines for painted shop fronts in the conservation area, specifically their colour, and asked if more information could be sought for clarity.
Cllr D Denis mentioned she had already notified the Enforcement Officer about one particular front.
Cllr Powell noted training in Planning matters was available in June, and additionally the Town Clerk had raised the possibility of in-house training.
- 25/11/P** **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.
- 25/12/P** **DATE OF NEXT MEETING: 7pm, Thursday 26th June 2025**

Minutes Signed by the Chair **Date**