



## WELLS CITY COUNCIL

**NOTICE IS HEREBY GIVEN THAT A MEETING OF THE PLANNING ADVISORY COMMITTEE, WHICH MEMBERS ARE SUMMONED TO ATTEND, WILL BE HELD IN WELLS TOWN HALL ON THURSDAY 17<sup>TH</sup> JULY 2025 AT 7PM**

*Please note this meeting will be recorded for the purpose of minute-taking.*

Haylee Wilkins  
Town Clerk

10<sup>th</sup> July 2025

Town Hall, Market Place  
Wells BA5 2RB

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Committee members:

Cllrs: L Agabani (Mayor), D Denis,  
G Folkard, S Powell (Chair), G Robbins,  
I Von Mensenkampff (Vice Chair)

### **AGENDA**

*Wells City Council has declared a climate emergency. Each agenda item must consider the impact on any policy and decision.*

- 1 APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**
- 2 DECLARATIONS OF INTEREST**  
To receive Councillors' Declarations of Interest, made under the Council's Code of Conduct adopted 16<sup>th</sup> May 2022.
- 3 ACTIONS FROM PREVIOUS MEETINGS**
- 4 MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**  
To approve and sign the minutes of the previous meeting held on 19<sup>th</sup> June 2025.
- 5 MEETING OPEN TO THE PUBLIC**  
Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair.
- 6 PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**  
All planning applications can be viewed in detail on <https://www.somerset.gov.uk/planning-buildings-and-land/>. Members of the Public are welcome to express their views at the Parish Council Planning Advisory Committee as well as direct to Somerset Council. Click on planning application reference numbers to link to Somerset website for further details or comments.
- 6.1 [2025/1058/FUL](#)**  
Change of use of first and second floors from betting office (first floor - sui generis use) and a self-contained flat (second floor – use class C3) to 9 person House in Multiple Occupation (sui generis use) with associated external works including the insertion of a replacement side door, replacement windows and solar panels.  
Location: 70 High Street Wells Somerset BA5 2AJ

- 6.2**      [2025/1086/LBC](#)  
Replace defective timber lintel to left gable wall.  
Location: 76 High Street Wells Somerset BA5 2AJ
- 6.3**      [2025/1093/HSE](#)  
Demolish conservatory and erect single storey extension.  
Location: 32 Mary Road Wells Somerset BA5 2NF
- 6.4**      [2025/1125/LBC](#)  
Installation of new non illuminated signage.  
Location: 17 - 21 High Street Wells Somerset BA5 2AA
- 6.5**      [2025/1118/FUL](#) and [2025/1119/LBC](#)  
Replacement of the external ATM and new window vinyl tablet signage.  
Location: Natwest Bank 7 High Street Wells Somerset BA5 2AD
- 6.6**      [2025/1120/ADV](#)  
Installation of vinyl ATM tablet signage on window.  
Location: Natwest Bank 7 High Street Wells Somerset BA5 2AD
- 6.7**      [2025/1126/HSE](#)  
Single storey front porch and side extension.  
Location: 8 Woodbury Avenue Wells Somerset BA5 2XN
- 6.8**      [2025/1106/VRC](#)  
Application to vary conditions 3, 4 & 5 (Use & Times) of planning approval 2012/1196 (Change of use of premises from A1 (retail) to A4 (public house)) to extend use times, Weekend and Bank Holidays 0700hrs to 0130hrs, rear garden/front garden 0800hrs to 2200hrs.  
Location: 18 Priory Road Wells Somerset BA5 1SY
- 6.9**      [2025/1186/FUL](#)  
The conversion, extension and partial change of use of existing office building (Class E) to single dwellinghouse (Class C3), and partial change of use of associated light industrial land (Class E(g)) to residential curtilage.  
Location: Land At 354737 145260 Southover Wells Somerset
- 6.10**     [2025/1199/HSE](#)  
Demolition of existing single storey lean-to and erection of two storey side extension.  
Location: 17B St John Street Wells Somerset BA5 1SW
- 7**        **NOTIFICATION ONLY**
- 7.1**      [2025/1023/PAH](#)  
The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.38 metres, with a maximum height of 3.05 metres and an eaves height of 2.90 metres.  
Location: Harefield House Bath Road Wells Somerset BA5 3LQ
- 7.2**      [2025/1121/PED](#)  
Prior approval of proposed change of use of a building from retail and office (Use Class E) to residential (Use Class C3).  
Location: 2 Priory Road Wells Somerset BA5 1SY
- 7.3**      [2025/1214/PED](#)  
Prior approval of proposed change of use of a building from commercial use (Use Class E) to residential (Use Class C3).  
Location: 20 St Thomas Street Wells Somerset BA5 2UX

## PARISH CONSULTATION

### 7.4 [2025/0997/S106](#) - Notification only

Application from BDW Trading Limited to Somerset Council to modify the planning obligation (Schedule 7 - Highways Obligations) relating to reference 2019/1381/OTS, Land South of 17 Elm Close, Wells & entered into on 17.06.2024.

Location: Land On The South Side Of Elm Close Wells Somerset

## 8 TREES

### 8.1 Notification only – St Cuthbert's Out Parish

Somerset Council East St Cuthbert Out No.41 (2025)

[Land at 353314 146683, Glencot Road, Wookey Hole, Wells \(M1405\)](#)

The Order takes immediate effect from the date it was made. The Order takes effect on a provisional basis only. It still needs to be confirmed by the Local Planning Authority. If the TPO is not confirmed within six months from the date on which it was made, the provisional protection comes to an end.

### 8.2 [2025/1181/TPO](#) Notification only

Common Lime - Prune from adjacent structure, to clear structure by 3m & remove lowest right angles branch that is overhanging front of No.3. No cuts greater than 10cm diameter. Lift low canopy - pedestrian clearance. (M1229)

Location: Sheldon Drive Wells Somerset

### 8.3 [2025/1190/TCA](#) Notification only

T1 Wellingtonia - Fell

T2-T10 Silver Birch - Reduce height of trees by up to 3.5m & reduce lateral growth by upto 1.5m.

T11 Magnolia- Reduce crown by up to 2m on all aspects.

T12 Sycamore- Reduce crown on all aspects by 2m

Location: Carmelite House Chamberlain Street Wells Somerset BA5 2PE

### 8.4 [2025/1223/TPO](#) - Notification only

Yew (T1) - Up to 2m crown reduction & re-shape. Remove lowest whorl of branches at base of crown to reduce overhang over street and neighbouring property.

Yew (T2 & T3) - Remove lowest whorl of branches at base of crown to raise crown and reduce overhang over street.

Location: Beaumont House 17 New Street Wells Somerset BA5 2LD

## 9 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.

## 10 DATE OF NEXT MEETING: 7pm, Thursday 7<sup>th</sup> August 2025 - Urgent matters only

## TO EXCLUDE THE PRESS AND PUBLIC

Due to the confidential nature of the business to be discussed, relating to individuals, it will be proposed by the Chair that a resolution be passed under the provisions of the Public Bodies (Admission to Meetings) Act 1960 as amended, excluding the press, public and all non-committee members.