



## 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 7<sup>TH</sup> AUGUST 2025 AT 7PM**

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

Haylee Wilkins  
Town Clerk

31<sup>st</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 17<sup>th</sup> July 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 [2025/0547/FUL](#)**  
Demolition of existing clubhouse & floodlighting & the erection of 106 dwellings & associated vehicular & pedestrian access, parking areas, hard & soft landscaping & drainage infrastructure. Location: Wells Rugby Football Club Charter Way Wells Somerset BA5 2FB
  - 6.2 [2025/1266/HSE](#)**  
Proposed two storey side extension. Location: 20 Kings Road Wells Somerset BA5 3LU

- 6.3**      [2025/0125/FUL](#)  
Change of use from dwellinghouse (Class C3) to music studio (Class E), changes to roof over link between house & garage & erection of rear extensions to house & link [additional and amended information received: location plan, section and application form (14.02.2025); Noise Impact Assessment (13.03.2025); and Flood Risk Assessment (08.04.2025), revised use class description (28.07.2025)].  
Location: 3 Mountery Close Wells Somerset BA5 2QW
- 7**            **TREES**
- 7.1**      [2025/1331/TCA](#) **(Notification only)**  
Beech - Fell.  
Location: Melbourne House 36 Chamberlain Street Wells Somerset BA5 2PJ
- 7.2**      [2025/1332/TCA](#) **(Notification only)**  
Apple - Cut back by 1.5m.  
Location: 1 St Thomas Place St Thomas Street Wells Somerset BA5 2XD
- 8**            **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.
- 9**            **DATE OF NEXT MEETING: 7pm, Thursday 18<sup>th</sup> September 2025**

**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.