



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 6TH NOVEMBER 2025 AT 5.15PM

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

Haylee Wilkins
Town Clerk

30th October 2025

Town Hall, Market Place
Wells BA5 2RB

01749 673091

e-mail: townclerk@wells.gov.uk

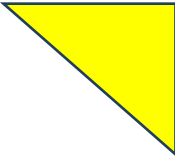
Committee members:

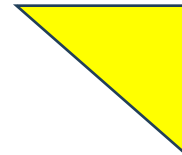
Cllrs: L Agabani (Mayor), D Denis, J Edmonds,
G Folkard, D Orrett, S Powell (Chair),
G Robbins, I Von Mensenkampff (Vice Chair)

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' Declaration of Interests, made under the Council's Code of Conduct adopted 12th May 2022.
- 3 ACTIONS FROM PREVIOUS MEETINGS**
- 4 MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**
To approve and sign the minutes of the meeting on 2nd October 2025 and by delegated authority on 27th October 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.

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- 6.1** [2025/1858/LBC](#)
Erection of 3m x 1m PVC banner with the name and logo of the museum on wall of building.
Location: Wells Museum 8 Cathedral Green Wells Somerset BA5 2UE
Decision required by 10th November
- 6.2** [2025/1702/FUL](#)
Change of use from first floor garage to planning Class E(g).
Location: Hillbury Beryl Lane Wells Somerset BA5 2XQ
- 6.3** [2025/1762/FUL](#)
Change of use and partial demolition of existing building to form a single dwelling together with the erection of four new dwellings.
Location: 66 Bath Road Wells Somerset BA5 3LQ
- 7** **NOTIFICATION ONLY**
- 7.1** [2025/1745/CLP](#)
Certificate of lawfulness of proposed development for Class A: Erection of single storey side extension & Class E: Erection of single storey outbuilding (garage).
Location: 2 Orchard Lea Wells Somerset BA5 2LZ
- 7.2** [2025/1956/PED](#)
Prior approval of proposed change of use of a building from commercial (Use Class E) to residential (Use Class C3).
Location: 20 St Thomas Street Wells Somerset BA5 2UX
- 8** **TREES**
- 8.1** [2025/1792/TPO](#) – **Notification only**
T7-9 (M1021) - Lime - Remove epicormic growths at base & main stem up to 7m above ground level. Remove dead wood of 50mm and above to maintain tree health.
Location: St Thomas Vicarage 94 St Thomas Street Wells Somerset BA5 2UZ
- 8.2** [2025/1818/TPO](#) – **Notification only**
G1 (M1203) - Lime - Fell no.1 due to poor health & danger to pedestrians. Crown lift x29 up to 5.4m, improving vehicle/pedestrian headroom clearance.
Street Record Priory Road Wells Somerset
- 8.3** [2025/1891/TCA](#) – **Notification only**
T1 - Lime - Prune overhanging branches to 2.5m. T2 – Sweet Chestnut - Crown raise of branches on roof to give 1m clearance.
T3 - Hawthorn - Crown raise to 2m.
Location: 25 East Liberty Wells Somerset BA5 2SZ
- 8.4** [2025/1893/TCA](#) – **Notification only**
T1 - Bay - Prune large stems down to coppice stool
The Bishops Palace Market Place Wells Somerset BA5 2PD
- 8.5** [2025/1912/TPO](#) – **Notification only**
T1 - Cedar - fell & replace TPO M1076
Location: Land At 355263 145938 St Andrew Street Wells Somerset
- 9** **APPEALS**
- 9.1** 2025/1494/VRC The appeal reference is APP/E3335/W/25/3374207
Removal of condition 2 (Occupation of the dwelling limited to a person working in agriculture or forestry) relating to planning permission 105034/004 for (Erection of agricultural workers



dwelling).

Appeal Location: Meadow Way Silver Street Wells Somerset BA5 1UN

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN quoting the appeal reference number.

- 9.2** 2025/0239/FUL The appeal reference is APP/E3335/W/25/3374820
Change of use from the existing place of worship Class F1 to residential flats Class C3.
Appeal Location: The Hall West Street Wells Somerset BA5 2HN
If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN quoting the appeal reference number.
- 10** **COLOUR PALETTE WITHIN CONSERVATION AREA**
Update from Town Clerk on requirements and support for businesses.
- 11** **WESTBURY SUB MENDIP NEIGHBOURHOOD PLAN**
Consultation of draft proposal for consideration (see attached)
- 12** **SOMERSET COUNCIL 12 WEEK PLANNING UPDATE**
Verbal update from Town Clerk
- 13** **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.
- 14** **ANY OTHER MATTERS OF URGENT REPORT**
- 15** **DATE OF NEXT MEETING: Thursday 20th November 2025, 7pm**

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.