



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 20TH NOVEMBER 2025 AT 7PM

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

Haylee Wilkins
Town Clerk

13th November 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 6th November 2025 and by delegated authority on 10th November 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 [2025/2007/HSE](#)

Erection of rear extension.

Location: 56 St Cuthbert Avenue Wells Somerset BA5 2JS

Decision required by 1st December

7 **NOTIFICATION ONLY**

TREES

7.1 [2025/1974/TCA](#) - **Notification only**

T1 - Stone Pine - Reduce crown & lateral growth by approx 0.5m.

Location: 62 St Thomas Street Wells Somerset BA5 2UZ

7.2 [2025/1995/TPO](#) - **Notification only**

T230 Robinia - Fell. (TPO M1158).

Location: East House 11 Chamberlain Street Wells Somerset BA5 2PE

7.3 [2025/2021/TCA](#) - **Notification only**

T231 Robinia - Fell.

Location: East House 11 Chamberlain Street Wells Somerset BA5 2PE

7.4 [2025/1986/TCA](#) - **Notification only**

T1 - Salix caprea - reduce canopy by 2m and crown lift to 2m above ground level.

T2 - Cercis - prune back approx 1m of low overhanging growth)

Location: 7 South Street Wells Somerset BA5 1SJ

7.5 [2025/2035/TCA](#) - **Notification only**

T1 - Yew - Fell - Poor tree health. T2 - Elder - Remove dead branches. Planting of Oak sapling in suitable location.

Location: The Old Coach House 14 South Street Wells Somerset BA5 1SJ

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 **ANY OTHER MATTERS OF URGENT REPORT**

10 **DATE OF NEXT MEETING: Thursday 4th December 2025, 5.15pm**

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.