

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 4^{TH} DECEMBER 2025 AT 5.15PM

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

Haylee Wilkins Town Clerk 27th November 2025

Town Hall, Market Place

01749 673091

e-mail: townclerk@wells.gov.uk

Wells BA5 2RB

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 MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING

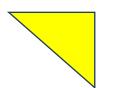
To approve and sign the minutes of the meeting on 20th November 2025.

- 4 ACTIONS FROM PREVIOUS MEETINGS
- 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 2025/2043/HSE

Single storey rear extension & part conversion of garage to storage space/hobby room. Location: 65 Wand Road Wells Somerset BA5 1RN

6.2 2025/2070/ADV

Replacement to existing signage including new logo sign to existing fascia letterset, new logo sign to existing projecting bracket, new ATM sign, 2no. new nameplate signs, new car park sign and new disabled access sign.

Location: Natwest Bank 7 High Street Wells Somerset BA5 2AD

6.3 2025/2073/LBC

External: Maintenance works to shopfront excluding stonework. Replacement to existing signage including new logo sign to existing fascia letterset, new logo sign to existing projecting bracket, new ATM sign, 2no. new nameplate signs, new car park sign and new disabled access sign.

Internal: Refurbishment works to ground and first floors including remodelling of existing cashier area, new decoration and brand identity refresh. Associated MEP works including an adjustment to small power, replacement to existing fluorescent light fittings and light sources and new cold water feed pipework to proposed water unit.

Location: Natwest Bank 7 High Street Wells Somerset BA5 2AD

6.4 2025/1977/HSE

Single-storey rear extension, new dormer window & entrance gable feature.

Location: 37 Milton Lane Wells Somerset BA5 2QS

6.5 2025/2104/HSE

Erection of side extension.

Location: 41 Southover Wells Somerset BA5 1UH

6.6 <u>2025/2119/FUL</u> and <u>2025/2120/LBC</u>

Replacement of external ATM

Location: Natwest Bank 7 High Street Wells Somerset BA5 2AD

7 TREES

7.1 2025/2078/TPO - Notification only

M1154 - Cedar (shown as tree 668 on attached report) – Crown raise to 4.5m above access road. Reduce the following hyperextended lateral branches by 1.5m with 100mm maximum cut diameter. Lowest in the south west, lowest in the south ease, one at 7m north and one at 11m east. Any pruning on this species of tree shall be undertaken with caution to avoid making adjacent branches more vulnerable to breakage.

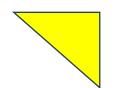
M1154 - Horse Chestnut (shown as tree 1003 on attached report) - Crown raise to 4m above the access road. Reduce heigh of the tree back to previous pruning points. Reduce the spread of the north, east and western spread of the tree back to the previous pruning points. Remove no more than 2m in length with 75mm maximum cut diameter.

M1154 - Beech (shown as tree 667 on attached report) – Reduce the length of the lowest lateral branch on the north wester aspect by 2m by removing one tertiary branch back to vertical growth – use one 150mm diameter cut

Location: The Bishops Palace Market Place Wells Somerset BA5 2PD

7.2 2025/2106/TCA - Notification only

G1001 - Willow - Coppice all three coppice stools. T1002 - Willow - Coppice Location: The Bishops Palace Market Place Wells Somerset BA5 2PD



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 18th 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.