



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 18TH DECEMBER 2025 AT 5:15pm

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

Haylee Wilkins
Town Clerk

11th December 2025

Town Hall, Market Place
Wells BA5 2RB

01749 673091

e-mail: townclerk@wells.gov.uk

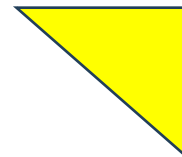
Committee members:

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 MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**
To approve and sign the minutes of the meeting on 4th December 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** [2025/2161/LBC](#)
1. Undertake timber repairs,
2. Provide structural support to replace decayed and worm eaten timber beam,
3. Carry out works described in Schedule of Works
Location: 29 High Street Wells Somerset BA5 2AA
- 6.2** [2025/2168/FUL](#)
Replacement windows to front and rear of property.
Location: 26 West Street Wells Somerset BA5 2HG
- 6.3** [2025/2193/LBC](#)
External redecoration of principal elevation and removal of nonoriginal business signage.
(retrospective)
Location: Thyer House 31 Sadler Street Wells Somerset BA5 2RR
- 6.4** [2025/2202/HSE](#)
Proposed single storey side-rear extension and porch.
Location: Obaco 6 Cherry Orchard Drive Wells Somerset BA5 2LN
- 6.5** [2025/2198/LBC](#)
Repair of chimney stack, side window and roof tiles including replacement material where required.
Location: 5 St John Street Wells Somerset BA5 1SW
- 6.6** [2025/2179/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** **NOTIFICATIONS**

[2025/2206/PED](#)
Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to 1no. Dwellinghouse (Use Class C3).
Location: 35A Southover Wells Somerset BA5 1UH
- 8** **APPEALS**
Appeal Decision: 1 Ethel Street, Wells, BA5 2HP – 2025/0766/HSE
Appeal Ref: APP/E3335/D/25/3369836 – Dismissed
1 Ethel Street, Wells, Somerset BA5 2HP
 - The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Michael Thomas against the decision of Somerset Council.
 - The application Ref is 2025/0766/HSE.
 - The development proposed is the partial demolition of an original rear kitchen offshoot and attached outdoor store, to be replaced by a larger ground floor extension, with an additional smaller first floor en-suite bathroom above with the ground floor housing a larger kitchen/dining space, a utility room, a new family bathroom, an additional double bedroom and a new lobby area.
- 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** **ANY OTHER MATTERS OF URGENT REPORT**
- 11** **DATE OF NEXT MEETING: Thursday 22nd January 2026, 6pm**