

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 22ND JANUARY 2026 AT 6pm

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

Haylee Wilkins
Town Clerk

Town Hall, Market Place
Wells BA5 2RB
01749 673091
e-mail: townclerk@wells.gov.uk

15th January 2026

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 18th December 2025 and additional meeting minutes held under delegated authority on 18th December 2025.

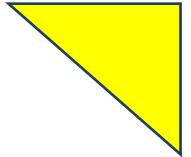
4 ACTIONS FROM PREVIOUS MEETINGS

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 [2025/2289/ADV](#)
15no. New Fascia Signs and 1no. High Level Projecting Sign at High Level.
Location: 1 Market Place Wells Somerset BA5 2RN

6.2 [2025/2284/LBC](#)
Install photovoltaic solar panels to central valley of roof for Jocelin Range behind parapet on The Chapel.
Location: The Bishops Palace Market Place Wells Somerset BA5 2PD

6.3 [2026/0014/VRC](#)
Removal of condition 14 (For 12 months from date of permission, the petrol filling station and shop shall not open for business other than between 0600 and 2200 Monday - Saturday and 0700 2200 on Sunday) relating to planning permission 2013/2124/REM for (Variation of Conditions relating to operating hours).
Location: 6 Bath Road Wells Somerset BA5 3LF

6.4 [2026/0018/OUT](#)
Application for Outline Planning Permission with all matters reserved for Erection of a single, detached dwelling (bungalow).
Location: 34 Bexynton Avenue Wells Somerset BA5 3NG

7 CONSULTATION FOR DISCUSSION

7.1 Land off Orchard Lea, Wells - Proposed Residential Development
OG Group is preparing to submit an outline planning application to Somerset Council on behalf of Rubix Land (RL). The new residential scheme is for up to 73 dwellings at the above location, with vehicular access via Orchard Lea. Please see illustrative masterplan. (attached)
The deadline for receipt of comments is 16th February 2026. The website can be accessed at: [Wells Development Consultation](#)

7.2 [2025/0347/FUL](#)
discussing the above application, specifically to do with access for the Strawberry line at the Westfield Tucker Street junction.
Location: Cheddar Valley Inn 22 Tucker Street Wells Somerset BA5 2DZ

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 19th February 2026, 7pm

EXCLUDE THE PRESS AND PUBLIC Note: If it is necessary for matters to be considered in confidence it will be proposed by the Chairman that a resolution be passed under the provisions of the Public Bodies (Admission to Meetings) Act 1960 as amended, excluding the press and public, in order that confidential items can be discussed.