



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 19TH FEBRUARY 2026 AT 7pm

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

12th February 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 22nd January 2026 and the meeting on 11th February 2026 held under delegated authority.

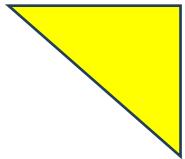
4 ACTIONS FROM PREVIOUS MEETINGS

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** [2026/0096/LBC](#)
Reconfiguring/removal of ground floor internal walls, modification to staircase, creation of new utility room, changes to doors/windows at rear access, installation of log burner. Install new window to the rear on second floor, restore well to the property.
Location: 25 St Thomas Street Wells Somerset BA5 2UU
- 6.2** [2026/0118/LBC](#)
New internal glazed lobby and matwell to an existing main entrance door, to the north-west end of Chapter Room
Location: Vicars Hall Vicars Close Wells Somerset
- 6.3** [2026/0163/ADV](#)
Proposed X2 fascia signs and X1 hanging sign to shopfront.
Location: 60 High Street Wells Somerset BA5 2SN
- 6.4** [2026/0199/LBC](#)
Remedial works to both car park boundary walls at the rear of property.
Location: Natwest Bank 7 High Street Wells Somerset BA5 2AD
- 6.5** [2026/0266/HSE](#) and 2026/0207/HSE (No link available)
Demolish garage and erect two storey side extension and single storey rear extension (resubmission of 2022/1219/HSE).
Location: 15 Clements Close Wells Somerset BA5 1UF
- 6.6** [2026/0227/FUL](#)
Demolition of existing skittle alley and construction of pool house and ancillary accommodation
Location: Sherston House Priory Road Wells Somerset BA5 1SU
- 6.7** [2026/0179/VRC](#)
Removal of condition 2 (Arboricultural Method Statement) & 18 (Ecology mitigation) relating to planning permission 2025/1405/VRC (Variation of condition 2 (Plans List) relating to planning permission 2020/0044/FUL for (Erection of apartment block comprising 22 dwellings & associated bin/cycles storage, car parking and landscaping) to amend brickwork detail).
Location: Former Nutricia Site Glastonbury Road Wells Somerset

7 TREES

- [2026/0172/TCA](#) – **Notification Only**
T1 - Bay - Fell to ground level and replanting of native deciduous tree
Location: 70 St Thomas Street Wells Somerset BA5 2UZ

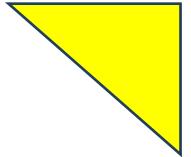
8 APPEALS

- 8.1** [2025/1762/FUL](#) - Appeal Reference 6004112
Change of use & partial demolition of existing building to form a single dwelling with the erection of four new dwellings.
Appeal Location: 66 Bath Road Wells Somerset BA5 3LQ
Any comments already made following the original application will be forwarded to the Department and copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

9 NEIGHBOURHOOD PLAN

To discuss a timescale for a new plan post 2029

10 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.

11 ANY OTHER MATTERS OF URGENT REPORT

12 DATE OF NEXT MEETING: Thursday 19th March 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.