



WELLS CITY COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON
THURSDAY 19th FEBRUARY 2026 AT 7PM AT WELLS TOWN HALL**

MEMBERS PRESENT: Cllrs: D Denis, G Folkard, D Orrett, S Powell (Chair),

IN ATTENDANCE: RFO: C Woodland
WCC Staff: C Hobbs
2 members of the public

NON ATTENDANCE Cllr: J Edmonds

26/12/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS
Cllrs: L Agabani (Mayor), G Robbins, I Von Mensenkampff (Vice-Chair)

26/13/P DECLARATIONS OF INTEREST
Cllr D Denis declared an interest in item 26/18/P and left the room when the item was discussed

26/14/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING
Cllr S Powell signed the minutes of the meeting on 22nd January 2026 and the meeting on 11th February 2026 held under delegated authority.

26/15/P ACTIONS FROM PREVIOUS MEETING
No actions

26/16/P MEETING OPEN TO THE PUBLIC
No members of the public wished to speak.

26/17P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

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
Recommendation: Support
Conditioned that the materials used are with approval from Listed building/Conservation Officer

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
Recommendation: Declined to comment.
Clarification needed. Historic England have not yet visited nor submitted their comments on the listed building consent.

3 2026/0163/ADV
Proposed X2 fascia signs and X1 hanging sign to shopfront.
Location: 60 High Street Wells Somerset BA5 2SN
Recommendation: Support.
Material consideration: Design and appearance an improvement

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

Recommendation: Support.

- 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
Recommendation: Support.
Material consideration: Design and appearance
- 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
Recommendation: Object
Material consideration: Clarification required regarding boundary discrepancies in application documents
- 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
Recommendation: Refusal
Condition 2: Material consideration: The developer's application form statement made reference to the condition having been met and that they have planted trees. No trees have been planted.
Condition 18: Support removal

26/18/P TREES

- 1 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

26/19/P APPEALS

- 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.
Cllr S Powell asked that she be delegated to discuss with the Town Clerk and send comments within the timescale required.

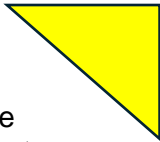
26/20/P NEIGHBOURHOOD PLAN

Cllr S Powell suggested that she discuss the way forward with the Town Clerk in order to create a schedule for having an updated Neighbourhood Plan in place as the current one comes to the end of its period in 2029. The suggestion was made that it be added to the next Planning agenda.

26/21/P 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.

26/22/P ANY OTHER MATTERS OF URGENT REPORT



Cllr D Orrett has been asked to raise the issue of the replacement flood-lighting on the West Front of the Cathedral, having received a letter from a resident over concerns that the new lights are not compliant regarding light overspill, glare and light pollution which maybe is not in line with Cathedral Fabric Advisory Committee guidelines. The complainant asked that Wells City Council consider responding to the issues raised.

Cllr S Powell will meet with the Town Clerk to suggest an appropriate response.

Cllr D Orrett reported that she had been asked to expedite the identifying a location for the mosaics that were created. The hopes are that there may eventually be a mosaic trail. The tree of life mosaic measuring 2m x 2m is currently requiring an appropriate site. R Ames - White has identified a site in the domain of the Church Commissioners. There are other options being investigated but the respective landowners are requiring contacting. Cllr S Powell will discuss all suggested locations with the Town Clerk.

Cllr S Powell suggested that a letter be sent to Church Commissioners regarding replanting of trees in Palace Woods. The matter will be discussed with the Town Clerk

26/23/P DATE OF NEXT MEETING: Thursday 19th March 2026, 7pm

Minutes Signed by the Chair Date