



## 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 19<sup>th</sup> MARCH 2026 AT 7pm**

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

Haylee Wilkins  
Town Clerk

12<sup>th</sup> March 2026

Town Hall, Market Place  
Wells BA5 2RB

01749 673091

e-mail: [townclerk@wells.gov.uk](mailto:townclerk@wells.gov.uk)

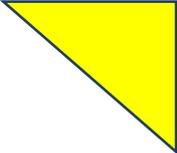
Committee members:

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 12<sup>th</sup> May 2022.
- 3 MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**  
To approve and sign the minutes of the meeting held on 19<sup>th</sup> February 2026 and the meeting held on 19<sup>th</sup> February 2026 and 5<sup>th</sup> March 2026 as 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.

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- 6.1 [2025/0547/FUL](#)  
Demolition of existing clubhouse & floodlighting & the erection of 97 dwellings & associated vehicular & pedestrian access, parking areas, hard & soft landscaping & drainage infrastructure. (Revised drawings rec'd 23.02.2026)  
Location: Wells Rugby Football Club Charter Way Wells Somerset BA5 2FB

(Boon Brown Consultants will be in attendance)

- 6.2 [2026/0370/HSE](#)  
Single storey side extension & internal alterations.  
Location: 23 Ash Lane Wells Somerset BA5 2LR

- 6.3 [2026/0333/LBC](#)  
Replacement Window on rear elevation  
Location: Flat A 44 High Street Wells Somerset

## 7 PLANNING APPLICATIONS - NOTIFICATION ONLY

- 7.1 [2026/0365/CLE](#)  
Application for an existing lawful development certificate for use of the stone building as an office (use class E)  
Location: The Office Willmotts Yard Southover Wells Somerset

## 8 TREES - NOTIFICATION ONLY

- 8.1 [2026/0265/TCA](#)  
T1 - Holly - Remove. T2 - Bay - Reduce top and side close to building x 2m to clear.  
Location: 24 - 26 High Street Wells Somerset BA5 2SJ

- 8.2 [2026/0373/TCA](#)  
Elaeagnus and Hazel mass (SG3) – Fell  
Location: St Thomas Vicarage 94 St Thomas Street Wells Somerset BA5 2UZ

- 8.3 [2026/0377/TCA](#)  
T14 - Bay Tree. Fell and grind out stump.  
Location: 71C St Thomas Street Wells Somerset BA5 2UY

- 8.4 [2026/0389/TCA](#)  
See Tree Condition Assessment for specification of works.  
Location: Wells Cathedral School 15 North Liberty Wells Somerset BA5 2ST

## 9 APPEAL DECISIONS

- 9.1 Appeal Ref: **APP/E3335/W/25/3374820**  
Location: The Hall, West Street, Wells, Somerset BA5 2HN
- 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 Kolind against the decision of Somerset Council.
  - The application Ref is [2025/0239/FUL](#).
  - The development proposed is change of use from the existing place of worship Class F1 to residential flats Class C3.

**Decision - The appeal is dismissed.**

## 9.2

Appeal Ref: **APP/E3335/W/25/3374207**

Location: Meadow Way, Silver Street, Wells, Somerset BA5 1UN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 (as amended) (the Act) for the development of land without complying with conditions subject to which a previous planning permission was granted.
- The appeal is made by Messrs G and M Phelps (executors of the Estate of George Philip James Phelps) against the decision of Somerset Council.
- The application Ref is [2025/1494/VRC](#).
- The application sought planning permission for erection of agricultural workers dwelling without complying with a condition attached to planning permission Ref 105034/004, dated 28 March 2000.
- The condition in dispute is No 2 which states that: *The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.*
- The reason given for the condition is: *To accord with the policies in the Development Plan and to ensure an adequate availability of dwellings to meet agricultural or forestry needs in the locality.*

### **Decision**

1. The appeal is allowed and planning permission is granted for 'erection of agricultural workers dwelling' at Meadow Way, Silver Street, Wells, Somerset BA5 1UN in accordance with the application Ref 2025/01494/VRC, without compliance with the conditions previously imposed on planning permission Ref 105034/004 dated 28 March 2000.

## 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 16<sup>th</sup> April 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.