



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 16th APRIL 2026 AT 7pm

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

Haylee Wilkins
Town Clerk

9th April 2026

Town Hall, Market Place
Wells BA5 2RB

01749 673091

e-mail: townclerk@wells.gov.uk

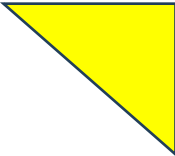
Committee members:

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 held on 19th March 2026 and the meeting held under delegated authority on 31st March 2026
- 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** [2026/0531/OUT](#)
Outline planning application for the erection of up to 73 dwellings, public open space, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Orchard Lea. All matters reserved except for means of access
Location: Land At 354157 146529 Milton Lane Wells Somerset
- 6.2** [2026/0530/LBC](#)
Repair boundary wall including gateway following storm damage.
Location: Tower House St Andrew Street, Wells Somerset BA5 2UN
- 7** **PLANNING APPLICATIONS - NOTIFICATION ONLY**
- 7.1** [2026/0381/S106D](#)
Application to discharge the planning obligation dated 12th July 2000 between Mendip District Council and George Philip Phelps (and successors in title) pursuant to planning permission ref. 105034/004 (granted for the erection of an agricultural workers dwelling)
Location: Meadow Way Silver Street Wells Somerset BA5 1UN
- 8** **TREES**
- 8.1** [2026/0614/TCA](#)
T1 - Cherry - Fell to ground level with replacement Cherry planting in suitable location
Location: 7 Bath Road Wells Somerset BA5 3HP
- 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 14th May 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.