



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 14th MAY 2026 AT 7pm

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

Haylee Wilkins
Town Clerk

7th May 2026

Town Hall, Market Place
Wells BA5 2RB

01749 673091

e-mail: townclerk@wells.gov.uk

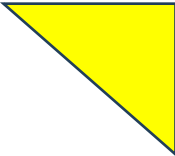
Committee members:

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 16th April 2026 and the meeting held under delegated authority on 29th April 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** [2026/0733/LBC](#)
Installation of 2 x lower floor WC rooms. Adaptation of existing drainage, installation of partition and cubicle fronts, IPS panels and modern floor finishes.
This application is being made in addition to the existing Planning and Listed Building REF: 2023 1611 FUL & REF: 2023 1614 LBC.
Location: 27 Vicars Close Wells Somerset BA5 2UJ
- 6.2** [2026/0744/HSE](#)
Extension of utility room with replacement flat roof & removal of existing side utility wall to be replaced with glazing
Location: 2 St Thomas Terrace St Thomas Street Wells Somerset BA5 2XG
- 6.3** [2026/0745/LBC](#)
Extension of utility room with replacement roof, removal of side wall and internal alterations
Location: 2 St Thomas Terrace St Thomas Street Wells Somerset BA5 2XG
- 6.4** [2026/0725/FUL](#)
Demolition of Existing Dwelling and erection of a Replacement dwelling.
Location: 31 Ash Lane Wells Somerset BA5 2LR
- 6.5** [2026/0714/VRC](#)
Application to vary condition 2 (Plans list) of planning approval 2025/0422/HSE (Erection of extension to dwelling, alteration to openings & addition of dormers) to change from an arch gable window to a rectangular opening and move the position of the door in the glazed link.
Location: Kingsley House 13 Chamberlain Street Wells Somerset BA5 2PE
- 6.6** [2026/0845/HSE](#)
Installation of new corner window to existing kitchen and partial demolition of existing garage.
Location: 5 Ken Close Wells Somerset BA5 3ND
- 6.7** [2026/0823/HSE](#)
Enlargement of existing bungalow to include front & rear extensions
Location: 29 Milton Lane Wells Somerset BA5 2QS
- 6.8** [2026/0791/HSE](#) and [2026/0792/LBC](#)
Widen existing access and improve off street parking
Location: 27 New Street Wells Somerset BA5 2LE
- 7 TREES – NOTIFICATION ONLY**
- 7.1** [2026/0703/TCA](#)
Yew (1) - Remove 1.5m from sides & re-shape.
Bay hedge (2) - Remove 1m from height & 300mm on garden side & cut back to boundary neighbour side.
Bay (3) - Remove 1m from sides & 2m from top.
Pear x 2 (4) - Remove 1m from height. Apple (5) - Remove 1m.
Bay hedge (6) - Cut sides by 500mm & top by 2m.
Palm x 2 (7) - Remove dead fronds.
Location: 10 Chamberlain Street Wells Somerset BA5 2PF
- 7.2** [2026/0727/TCA](#)
Apple (T1) - Fell. Bay (T2) - Fell.
Location: 7 Vicars Close Wells Somerset BA5

7.3

[2026/0732/TCA](#)

T1 - Magnolia - Crown reduction by 2m.

T2 - Cherry - Fell. T3 - Hawthorn - Fell.

T4 - Robinia - Fell. Replacement planting for all trees felled.

Location: The Bishops Palace Market Place Wells Somerset BA5 2PD

7.4

[2026/0849/TCA](#)

T1 - Magnolia Grandiflora - Crown reduction of 4m from top & up to 2m from width

Location: Flat 1 19 New Street Wells Somerset BA5 2LD

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NEIGHBOURHOOD PLAN

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ANY OTHER MATTERS OF URGENT REPORT

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

DATE OF NEXT MEETING: Thursday 18th June 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.