



## 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 18<sup>th</sup> JUNE 2026 AT 7pm**

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

Haylee Wilkins  
Town Clerk

11<sup>th</sup> June 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), J Browne, D Denis,  
S Eden J Edmonds, G Folkard, D Orrett,  
S Powell (Chair), G Robbins,  
I Von Mensenkampff

### 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 APPOINTMENT OF VICE CHAIR**

To receive nominations and vote.

**4 MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**

To approve and sign the minutes of the meeting held on 14<sup>th</sup> May 2026 and by delegated authority on the 2<sup>nd</sup> June 2026

**5 ACTIONS FROM PREVIOUS MEETINGS**

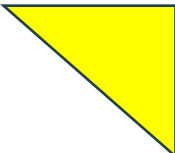
Date	Action

**6 MEETING OPEN TO THE PUBLIC**

Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair.

**7 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.

**7.1** [2026/1029/HSE](#)

Single Storey Rear/Side Extension

Location: 31 Millers Gardens Wells Somerset BA5 2TW

**7.2** [2026/0725/FUL](#)

Demolition of Existing Dwelling and erection of a Replacement dwelling. (amended plans received 12.05.26 and 03.06.26)

Location: 31 Ash Lane Wells Somerset BA5 2LR

[2026/1084/HSE](#)

Proposed porch

Location: 19 Balch Road Wells Somerset BA5 2BY

**8 NOTIFICATION ONLY**

**8.1** [2026/0839/CLP](#)

Erection of a glazed conservatory on the rear elevation

Location: 16 Portway Wells Somerset BA5 2BH

**9 TREES**

**9.1** [2026/1069/TPO](#) - **NOTIFICATION ONLY**

Works as specified in the tree survey - Trees 11 & 12 - Cedar. (M1086)

Location: Chain Gate Cathedral Green Wells Somerset

**9.2** [2026/1017/TCA](#) - **NOTIFICATION ONLY**

Works as specified in the tree survey - Trees 1-10 & 13-18.

Location: Chain Gate Cathedral Green Wells Somerset

**10 SOMERSET LOCAL PLAN** (attached)

To receive paper from Chair of Committee.

**11 ANY OTHER MATTERS OF URGENT REPORT**

**12 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

**13 DATE OF NEXT MEETING: Thursday 16<sup>th</sup> July 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.

## **Somerset Council draft local plan paper and engagement with St Cuthbert Out and consideration of recruitment of a planning officer.**

### **Resourcing for the Wells Neighbourhood Plan.**

The local plan will cover the whole of Somerset , except Exmoor National Park.

It will set out a clear vision and spatial strategy for Somerset. It will explain how to plan for development and how to protect and improve the environment.

Dates to keep in mind are 19<sup>th</sup> of June 2026 – 1<sup>st</sup> consultation begins

24 July 2026 – 1st consultation closes

19 March 2029 - adoption

Between 19 June and 5 May 2028 there will be a series of consultations to which Wells City Council should contribute if we wish to influence the future planning framework affecting the city. In parallel, emerging matters from the Somerset Local Plan will have direct implications for SCOP and, by extension, for WCC. It would therefore be prudent for WCC to work collaboratively with SCOP in preparing responses to these consultations.

Engaging meaningfully in this process will require a significant amount of officer time. The Council must therefore consider whether resources—both staff capacity and financial provision—should be allocated specifically for work relating to the Somerset Local Plan. Options include:

- **WCC funding and resourcing the work independently**
- **Sharing the resource requirement with SCOP**, reflecting the shared impact on both organisations
- **Choosing not to contribute**

A clear decision needs to be made on whether resourcing will be necessary to ensure that WCC can participate in a timely manner throughout the consultation period.

### **Neighbourhood Plan**

The Committee also need to consider whether resourcing is necessary for the Local Neighbourhood plan which should come into effect in 2029 is required, work on this should start as early as 2027.

Neighbourhood Plans carry weight, as once adopted, they form part of the statutory development plan and therefore do carry weight in planning decisions. They give communities a direct say in shaping development within the framework of national and local policy.

