



**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 16<sup>th</sup> JULY 2026 AT 7pm**

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

Haylee Wilkins  
Town Clerk

9<sup>th</sup> July 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, J Browne, S Eden,  
J Edmonds, G Folkard, D Orrett,  
S Powell (Chair), 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 MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**

To approve and sign the minutes of the meeting held on 18<sup>th</sup> June 2026 and by delegated authority on 29<sup>th</sup> June 2026.

**4 ACTIONS FROM PREVIOUS MEETINGS**

| Date | Action |
|------|--------|
|      |        |
|      |        |

**5 MEETING OPEN TO THE PUBLIC**

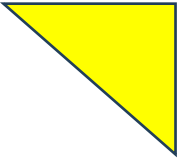
Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair.

**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 [2026/1213/LBC](#)**

Installation of sprinkler system & additional fire safety mitigation to comply with Building Regulations Part B (Fire Safety) following the approval to convert the house to original state to create two dwellings (Ref: 2021/0933/FUL & 2021/0934/LBC).  
Location: 1 - 2 Somerset Cottages South Street Wells Somerset BA5 1SN

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- 6.2**      [2026/1082/LBC](#)  
Installation of approx.. 5 metres of fibre telecom cable to front elevation up to the first floor to then re-enter property.  
Location: 1 New Street Wells Somerset BA5 2LA
- 6.3**      [2026/1254/HSE](#)  
Removal of non-original, modern cement-based render to expose and restore the underlying masonry. Repair and sympathetic replacement of existing front-facing timber sliding sash windows. Installation of external gas supply riser pipe on the front elevation.  
Location: 14 Tor Street Wells Somerset BA5 2US
- 7**            **NOTIFICATION ONLY**
- 7.1**      [2026/1200/TCA](#)  
Common Lime (T1) - Reduce the stem to approximately 6-8m in height to retain the lower growth while stabilising the retained stem.  
Location: Land South West Of Park House Bristol Hill Wells Somerset
- 7.2**      [2026/1234/TCA](#)  
T1-2 - Lime - Crown reduction by 4.2m - please see report for details.  
Location: East Vicarage St Thomas Street Wells Somerset BA5 2UZ
- 8**            **TREES**
- 8.1**      [2026/1250/TPO](#) – **NOTIFICATION ONLY**  
G1 (M1079) - Multiple Western Red Cedar, 1 Ash, 1 Beech & 1 Yew - Crown lifting & pruning works to improve clearance. See application form for details.  
Location: Wells Recreation Ground Silver Street Wells Somerset BA5 1UN
- 9**            **APPEALS**
- 9.1**      [2026/0365/CLE](#)  
Application for an existing lawful development certificate for use of the stone building as an office (use class E)  
Appeal Location: The Office Willmotts Yard Southover Wells Somerset  
*Representations to be submitted to the Planning Inspectorate by 28th July 2026*
- 10**          **SOMERSET LOCAL PLAN**  
To consider the consultation request and response from Wells City Council.
- 11**          **PLANNING & LICENSING ENFORCEMENT**  
Consideration of any complaints received.
- 12**          **ANY OTHER MATTERS OF URGENT REPORT**
- 13**          **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
- 14**          **DATE OF NEXT MEETING: Thursday 13<sup>th</sup> August 2026, 7pm (urgent matters only)**

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.

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 18<sup>th</sup> JUNE 2026 AT 7PM AT WELLS TOWN HALL

**MEMBERS PRESENT:** Cllrs: L Agabani, D Denis (Mayor), S Eden, J Edmonds, G Folkard, D Orrett, S Powell (Chair),

**IN ATTENDANCE:** Town Clerk: H Wilkins  
WCC Staff: C Hobbs, E Thompson  
1 member of the public

**26/65/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**

Cllr: J Browne, I Von Mensenkampff

**26/66/P DECLARATIONS OF INTEREST**

None declared

**26/67/P APPOINTMENT OF VICE CHAIR**

Cllr D Denis (Mayor) nominated Cllr L Agabani, seconded by Cllr D Orett, no other nominations, unanimously voted in favour

**26/68/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**

Cllr S Powell signed the minutes of the meeting held on 14<sup>th</sup> May 2026 and the meeting held under delegated authority on 2<sup>nd</sup> June 2026

**26/69/P ACTIONS FROM PREVIOUS MEETING**

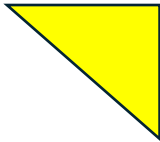
| Date                 | Action                                                                                                                                                                                                  |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14 <sup>th</sup> May | Item 26/42/P - Town Clerk provided an update on contacting CEO of the Cathedral, and will continue to seek a response                                                                                   |
| 14 <sup>th</sup> May | Item 26/48/P - awaiting representation from Lichfields (Planning Consultants) to come to a meeting, Estates Manager has now formally requested their attendance at the meeting on 16 <sup>th</sup> July |
| 14 <sup>th</sup> May | 26/56/P – Awaiting follow up conversation with Civic Society                                                                                                                                            |

**26/70/P MEETING OPEN TO THE PUBLIC**

No member of the public wished to speak

**26/71/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

- 1** 2026/1029/HSE  
Single Storey Rear/Side Extension  
Location: 31 Millers Gardens Wells Somerset BA5 2TW  
**Recommendation: Support**
- 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  
**Recommendation: Support**  
subject to a Somerset Ecological Impact Assessment regarding bats, requesting information on alternative roosting locations.  
Committee recommend a mitigation license prior to work commencing.  
Consideration required neighbour's concerns regarding loss of light.



**3** 2026/1084/HSE  
Proposed porch  
Location: 19 Balch Road Wells Somerset BA5 2BY  
**Recommendation : Support**

**26/72/P NOTIFICATION ONLY**

**1** 2026/0839/CLP  
Erection of a glazed conservatory on the rear elevation  
Location: 16 Portway Wells Somerset BA5 2BH

**26/73/P TREES**

2026/1069/TPO - **NOTIFICATION ONLY**  
Works as specified in the tree survey - Trees 11 & 12 - Cedar. (M1086)  
Location: Chain Gate Cathedral Green Wells Somerset

**26/74/P 2026/1017/TCA - NOTIFICATION ONLY**  
Works as specified in the tree survey - Trees 1-10 & 13-18.  
Location: Chain Gate Cathedral Green Wells Somerset

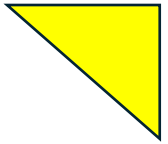
**26/75/P SOMERSET LOCAL PLAN** (attached)  
To receive paper from Chair of Committee.  
A meeting had been held with St Cuthbert Out to discuss the possibility of funding a Local Consultant. Verdict was to wait until September 2027 before making a decision. A lengthy discussion then took place around the merits of employing a Local Consultant. Committee agreed to defer discussion until September 2027.  
Cllr D Denis asked that figures regarding GP surgeries, numbers of patients, capacity and population etc be made available. Town Clerk said she would look into this..

**26/76/P ANY OTHER MATTERS OF URGENT REPORT**  
None received

**26/77/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

**26/78/P DATE OF NEXT MEETING: Thursday 16<sup>th</sup> July 2026, 7pm**

**Minutes Signed by the Chair ..... Date .....**



## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD UNDER DELEGATED AUTHORITY ON 29<sup>th</sup> JUNE 2026 AT 9AM AT WELLS TOWN HALL

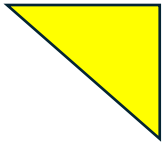
**MEMBERS PRESENT:** Cllrs: S Powell (Chair), L Agabani

**IN ATTENDANCE:** Estates Manager: L Wassell

#### **26/79/P 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.

- 1** [2026/1101/VRC](#)  
Removal of condition 1 (Temporary Permission) and variation of condition 3 (Hours of Use), condition 4 (Consumption of Food/Drink-Front of the premises) and condition 5 (Consumption of Food/Drink-Side of the premises) on consent 2025/1106/VRC (Application to vary conditions 3, 4 & 5 (Use & Times) of planning approval 2012/1196 (Change of use of premises from A1 (retail) to A4 (public house) to extend use times, Weekend and Bank Holidays 0700hrs to 0130hrs, rear garden/front garden 0800hrs to 2200hrs. [Addendum: public houses are now sui generis.]  
Location: 18 Priory Road Wells Somerset BA5 1SY  
  
Object – Surrounding community impact due to additional proposed opening hours on a Thursday.
- 2** [2026/1025/LBC](#)  
Removal of timber gates to workshop for repair and rehanging following repairs.  
Location: 12 Market Place Wells Somerset BA5 2RB  
  
Support (2) Design and Appearance
- 3** **PAVEMENT LICENCE**  
Stage 1 SC847916972  
  
The closing date for any objections made against the application is 29/06/2026.  
  
Deferred to Planning Authority; Members of the Planning Committee noted that Wells City Council receives income from the market operating on the site affected by the proposed pavement licence. Under the Council's Code of Conduct, although a non-registered interest could have been declared to avoid any perception of bias or predetermination, members confirmed that they did not feel able to comment on the application. As a result, they did not participate in forming a view on the proposal's licensing merits.
- 4** [2026/0586/FUL](#)  
New signage applied to existing shopfront and new kitchen extract.  
Location: 1 Market Place Wells Somerset BA5 2RN  
  
Support (2) Design and Appearance



5        [2026/1180/FUL](#) and [2026/1181/LBC](#)  
Reinstatement of Covered Veranda and minor external alterations to courtyard  
Location: 69 High Street Wells Somerset BA5 2AG  
  
Support (2) Design and Appearance

26/80/P    **DATE OF NEXT MEETING: 7pm, Thursday 16<sup>th</sup> July 2026**

**Minutes Signed by the Chair .....**    **Date .....**