

**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 17TH SEPTEMBER 2026 AT 7pm**

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

Haylee Wilkins
Town Clerk

10th September 2026



Town Hall, Market Place
Wells BA5 2RB

01749 673091

e-mail: 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 12th May 2022.

3 MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING

To approve and sign the minutes of the meetings held on 16th July and under delegated authority on 31st July and 17th August 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 [2026/1553/LBC](#)

Application to retain current features and arrangements to match revised listing description for Cathedral Green, Historic England c2000.

Location: Cathedral Green House Cathedral Green Wells Somerset BA5 2UB

6.2 [2026/1585/HSE](#)

Demolition of existing attached garage & side extension with the erection of double & single storey front/side extensions

Location: 1 Stoberry Avenue Wells Somerset BA5 2TF

6.3 [2026/1378/FUL](#)

Change of use of ground floor to cafe and internal alterations to an existing commercial premises to café, internal alterations including change of use of upper floors to residential, a loft conversion

including a rear dormer extension & installation of commercial kitchen extraction & ventilation system.

Location: 8 Queen Street Wells Somerset BA5 2DP

6.4 [2026/1660/LBC](#)

Application for Listed Building Consent for the proposed window repairs, door repairs and replacement at 21 Chamberlain Street.

Location: Spencer House 21 Chamberlain Street Wells Somerset BA5 2PQ

7 RE-CONSULTATION

7.1 [2025/0547/FUL](#) Re-consultation - Additional / revised information received

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

7.2 [2026/1532/FUL](#)

Change of use premises into a single dwelling, demolishing existing two-storey flat roof extension on rear elevation, single storey skittle alley projections and other structures.

Location: The Venue 42 South Street Wells Somerset BA5 1SL

8 PAVEMENT LICENCE APPLICATION

8.1 Name of applicant: Ask Italian Restaurants Limited (attached)

Business address: Ask Restaurant, The Market Hall, Market Place, Wells, BA5 2RB

Type of application: Renewal

8.2 Name of applicant: Wendy Leney (attached)

Business address: Market Place Cafe, 3 Market Place, Wells, Somerset, BA5 2RF

Type of application: Renewal

9 TREES

9.1 [2026/1567/TCA](#) - NOTIFICATION ONLY

T8 - Raywood Ash - canopy reduction, T14- False acacia – cut back, T-19 Tulip Tree - lift canopy, T20 - Magnolia - cut back.

Location: Cathedral Offices, Chain Gate, Cathedral Green Wells Somerset

9.2 [2026/1596/TCA](#) - NOTIFICATION ONLY

T1 Sycamore 2 metre reduction

Location: Sycamore House, 2 Mountery Close, Wells Somerset BA5 2QW

10 TREES – TPO APPLICATION

10.1 Somerset Council Wells No.77 (2026) East Vicarage St Thomas Street Wells Somerset Tilia x 2 (M1410)

The Order takes immediate effect from the date it was made. The Order takes effect on a provisional basis only. It still needs to be confirmed by the Local Planning Authority. If the TPO is not confirmed within six months from the date on which it was made, the provisional protection comes to an end.

If you would like to make any objections or other comments, please make sure we receive them in writing by 29th September 2026. Your comments must:

- specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made
- in the case of an objection, must state the reasons for the objection.

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 15th October 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.

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 16th JULY 2026 AT 7PM AT WELLS TOWN HALL

MEMBERS PRESENT: Cllrs: J Browne, J Edmonds, G Folkard, D Orrett, S Powell (Chair)

IN ATTENDANCE: Town Clerk: H Wilkins
Estates Manager: L Wassell
The Mayor: Cllr D Denis
Somerset Cllr for Wells and MP for Wells and Mendip Hills: T Munt
4 members of the public

26/81/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

Cllr: L Agabani, S Eden, I Von Mensenkampff

26/82/P DECLARATIONS OF INTEREST

The Mayor declared a personal interest on items 2 & 3.

26/83/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING

Cllr S Powell signed the minutes of the meeting held on 18th June 2026 and the meeting held under delegated authority on 29th June 2026.

26/84/P ACTIONS FROM PREVIOUS MEETING

Date	Action
	None

26/85/P MEETING OPEN TO THE PUBLIC

4 members of the public wished to speak

Mr West spoke regarding issues with Lidl deliveries between the hours of 11pm through until 5am explaining the disruption in sleep caused to residents adjacent to Lidl.

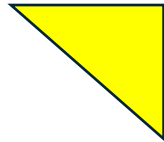
Mr Chris Charles spoke around his concerns for St Cuthbert Out and the impact of the wider City including travel links and cycle routes. The Town Clerk requested Chris to send in his concerns via email.

Mr Orrett spoke relating to his provision of comments on behalf of the Civic Society for Wells City Council consideration for feedback relating to the consultation for the Somerset Local Plan.

Ms Ravenscroft spoke relating to item 6.3 and concerns relating to the dormer window and render works. She was concerned regarding the method in which the render removal was due to take place and potential contamination of the immediate area. Her concerns relating to the dormer window associated to overlooking adjacent properties.

26/86/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 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
Recommendation: Support (design and appearance)
- 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
Recommendation: Support (design and appearance)



- 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
Recommendation: Support (design and appearance) with consideration to timings of works and to be conducted sympathetically to surrounding neighbours

26/87/P NOTIFICATION ONLY

- 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

- 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

26/88/P TREES

[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

26/89/P APPEALS

[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

26/90/P SOMERSET LOCAL PLAN

The Chair has sent comments to the Town Clerk.

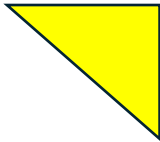
The key points outlined were:

- the number of developments happening within St Cuthbert's Out and the implications to the wider city infrastructure.
- Consideration of climate change as part of planning i.e. ability to retrofit listed buildings with measures such as modern glazing and awnings should be more achievable.
- Active travel
- Accessible homes
- Parking considerations
- S106 clarification in processes on applications

The Mayor added:

- Spatial strategy in relation to missed opportunity for alternatives for primary care
- Environment: RSPB statement read
- Draft engagement not widely advertised or known about

The Committee agreed to delegate to the Town Clerk and the Chair to respond to the consultation.



26/91/P PLANNING & LICENSING ENFORCEMENT

The Chair addressed the comments made by Mr West and agreed to delegate to the Town Clerk to correspond with Lidl and Somerset Council as the enforcement authority and copy Mr West in on that correspondence.

The Town Clerk advised that planning licensing enforcement will become a standing item on the agenda to consider any license or planning issues raised.
The Mayor queried regarding license application and if noise caps could be applied. The Town Clerk to discuss with MP Munt.

The Mayor asked for an update in relation to the Nail Bar. The Town Clerk to receive an update from Somerset Council, it has been reported to enforcement.

The Chair provided an update to committee relating to the application from Budgens, Somerset Council voted against extended operating hours.

Cllr Browne raised concern relating to South Street where a resident has installed a ramp from the road, passed the pavement, resulting in restricted access to the pavement due to parked vehicles. The Town Clerk to report to Somerset Council.

26/92/P ANY OTHER MATTERS OF URGENT REPORT

The Mayor wanted clarification and update relating to TPOs for Palace fields. The Town Clerk to confirm with Somerset Council on TPO progress.

Cllr Browne requested an update relating to the trees on the Cathedral Green application on agenda, the Town Clerk updated that emergency works have been conducted and an update will be provided to the next Open Spaces Committee.

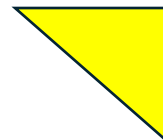
The Chair requested an update in relation to Rona Mezze Bar, the Estates Manager to liaise with Somerset Council.

26/93/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

26/94/P DATE OF NEXT MEETING: Thursday 13th August 2026, 7pm (urgent matters only)

Minutes Signed by the Chair Date



WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD UNDER DELEGATED AUTHORITY ON 31st JULY 2026 AT 9AM AT WELLS TOWN HALL

MEMBERS PRESENT: Cllrs: S Powell (Chair), D Orrett

IN ATTENDANCE: Estates Manager: L Wassell

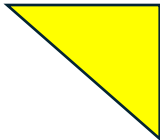
26/79/P DECLARATIONS OF INTEREST

Cllrs S Powell (Chair) and D Orrett declared an interest in item 2026/1196/FUL

26/80/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** 2026/1280/VRC
Variation of condition 2 (Plans List) on consent 2026/0823/HSE (Enlargement of existing bungalow to include front & rear extensions).
Location: 29 Milton Lane Wells Somerset BA5 2QS
Recommendation: Support – Design and appearance
- 2** 2026/1296/LBC
Removal of a non-original internal kitchen wall to form an openplan living space.
Location: Flat 2 East House 11 Chamberlain Street Wells Somerset
Recommendation: Support – Design and appearance
- 3** 2026/1196/FUL
Replacement single storey tennis pavilion
Location: Wells Sports Club Rowdens Road Wells Somerset BA5 1TU
Defer to Somerset due to declarations of interest received
- 4** 2026/1384/FUL
Change of Use from Class E (office) to Class C (residential)
Location: 23 Union Street Wells Somerset BA5 2PU
Recommendation: Support – Design and appearance
- 5** 2026/0331/REM
Application for approval of reserved matters following outline approval 059850/005 Development of Use Classes B1, B2 and B8 business uses, highway works, landscaping, drainage works and parking (as amended by further revisions to the design of access arrangements including amendment to position of spine road and exclusion of mini roundabout) (DEL) Matters of access/appearance/landscaping/layout/scale to be determined
Location: Site East Of 4 Bishopbrook House Cathedral Avenue Wells Somerset
Recommendation: Support – Design and appearance



6 2026/1406/LBC
Part reconstruction of eastern and western rear boundary walls including brickwork repairs, re-pointing and replacement of coping stones.
Location: Natwest Bank 7 High Street Wells Somerset BA5 2AD
Recommendation: Support – Design and appearance

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

Minutes Signed by the Chair Date
.....



WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD UNDER DELEGATED AUTHORITY ON 17TH AUGUST 2026 AT 9AM AT WELLS TOWN HALL

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

IN ATTENDANCE: RFO: C Woodland

26/81/P DECLARATIONS OF INTEREST

Cllr L Agabani an interest in Agenda item 2.2: 2026/1127/LBC

26/82/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 2026/1435/FUL

The conversion of The Old Chapel Bakery into 3 No. 1 Bed residential units (following previous application 2023/0096/FUL, change of use from commercial (E) to residential (C3) 2 new residential units)

Location: The Old Chapel Bakery Union Street Wells Somerset BA5 2PU

Recommendation: Application rejected due to discrepancies between application documents re: parking spaces. Clarification needed.

2 2026/1127/LBC

The proposed repairs comprise the stitching of cracked stone stair treads, the stone column, and cracks within the stone walls using stainless steel dowels, resin, and Helibars as Page 2 of 4 appropriate. All repaired cracks will be finished with lime mortar to match the existing appearance of the stonework.

Location: 14 Market Place Wells Somerset BA5 2RE

Somerset update

The application was previously recorded as 14 Market Place, Wells. The proposal itself relates solely to The Bishop's Eye, which is attached to 14 Market Place, and the application address has therefore been amended to reflect this more accurately.

This amendment is important because The Bishop's Eye is a Grade I listed building, whereas 14 Market Place is a Grade II listed building. We were concerned that the previous address could cause confusion regarding the building to which the application relates.

Recommendation: Referred directly to Somerset Council due to declaration of interest

3 2026/1518/HSE

Single storey rear extension

Location: Sycamore House 2 Mountery Close Wells Somerset BA5 2QW

Recommendation: Approve, design and appearance

4 2026/1520/FUL

Change of use from dwellinghouse (Class C3) to music studio (Class E), changes to roof over link between house & garage & erection of rear extensions to house & link

Location: 3 Mountery Close Wells Somerset BA5 2QW

Recommendation: Approve, design and appearance, ecological habitats

5 2026/1532/FUL

Change of use premises into a single dwelling, demolishing existing two-storey flat roof extension on rear elevation, single storey skittle alley projections and other structures.

Location: The Venue 42 South Street Wells Somerset BA5 1SL

Reject – clarification needed re: number of dwellings, as floors appear to have no interconnecting door.

- 6 2026/0431/FUL and 2026/1295/LBC
Conversion of existing outbuilding to dwellinghouse.
Location: Sherston Mews Priory Road Wells Somerset BA5 1SU
Recommendation: Approve, design and appearance
- 7 2026/1548/FUL and 2026/1549/LBC
The installation solar photovoltaic panels on the west-facing inner roof slope of the Jocelin Range.
Location: The Bishops Palace Market Place Wells Somerset BA5 2PD
Recommendation: Approve, design and appearance, no impact on listed buildings
- 8 2026/1566/LBC
Internal alterations to convert into 2no. residential units. Reconfigure ground-floor retail unit to confirm with 2025/1121/PED. Install Solar PV Panels to roof and block existing door on front elevation. Part retrospective.
Location: 2 Priory Road Wells Somerset BA5 1SY
Recommendation: Approve, design and appearance

26/83/P NOTIFICATION ONLY

- 1 2026/1382/CLP
Certificate of lawfulness of proposed development of Erection of a rear dormer to facilitate a loft conversion; demolition of existing conservatory and formation of rear patio; replacement flat roof and installation of rooflight to rear extension; installation of timber French doors and replacement rear windows; blocking up of selected rear openings; and replacement rainwater goods
Location: 14 Tor Street Wells Somerset BA5 2US

26/84/P TREES

- 1 2026/1440/TCA - **NOTIFICATION ONLY**
SG3 - Mixed Species Shrubs - Removal at ground level, treat stumps & T5- Pittosporum - Removal at ground level, treat stump.
Location: St Thomas Vicarage 94 St Thomas Street Wells Somerset BA5 2UZ
- 2 2026/1440/TCA - **NOTIFICATION ONLY**
SG3 - Mixed Species Shrubs - Removal at ground level, treat stumps & T5- Pittosporum - Removal at ground level, treat stump.
Location: St Thomas Vicarage 94 St Thomas Street Wells Somerset BA5 2UZ
- 3 2026/1430/HDG - **NOTIFICATION ONLY**
Section of 5m of temporary hedgerow removal is required to facilitate a sewer relining scheme being undertaken by Wessex Water Services Ltd. The temporary removal is required to facilitate access for construction machinery to the working area, in the neighbouring field. Upon completion of the scheme, the hedgerow will be replanted following STD836 standards; a copy of this has been submitted with this hedgerow removal application.
Location: Land At 353728 145077 Bubwith Walk Wells Somerset

26/85/P APPEAL DECISIONS

- 1 **Appeal Decision by V Simpson BSc (Hons) MSc MRTPI an Inspector appointed by the Secretary of State**
Decision date: 10th July 2026 - Appeal Ref: 6004112
66 Bath Road, Wells BA5 3LQ

- 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 Wellington Pub Company against the decision of Somerset Council.
- The application Ref is 2025/1762/FUL.
- The development proposed is change of use and partial demolition of existing building to form a single dwelling together with the erection of four new dwellings.

Decision. The appeal is allowed and planning permission is granted for the change of use and partial demolition of existing building to form a single dwelling together with the erection of four new dwellings, at 66 Bath Road, Wells BA5 3LQ, in accordance with the terms of the application, Ref 2025/1762/FUL, subject to the conditions in the attached schedule.

2 **Appeal Decision by Alison Fish BA (Hons) DipTP MRTPI an Inspector appointed by the Secretary of State**

Decision date: 17 July 2026 - Appeal Ref: 6005993

20 St Thomas Street, Wells, Somerset BA5 2UX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- The appeal is made by Carwardine Developments Ltd against the decision of Somerset Council.
- The application Ref is 2025/1956/PED.
- The development proposed is prior approval of proposed change of use of a building from commercial (Use Class E) to residential (Use Class C3).

Decision. The appeal is dismissed.

26/86/P DATE OF NEXT MEETING: Thursday 17th September 2026, 7pm

Minutes Signed by the ChairDate