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 22nd OCTOBER 2026 AT 6PM

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

Haylee Wilkins
Town Clerk

Town Hall, Market Place
Wells BA5 2RB

01749 673091
e-mail: townclerk@wells.gov.uk

15th October 2026

Committee members:
Cllrs: L Agabani (Vice chair), 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 17th September 2026 and 5th October 2026 under delegated authority.

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 2026/1748/HSE
Erection of timber potting shed in front garden
Location: Three Gables North Road Wells Somerset BA5 2TL

6.2 2026/1923/HSE
Erection of detached garage.
Location: 28 Wood Close Wells Somerset BA5 2GA

6.3 2026/1993/FUL and 2026/1994/LBC
Introduction of two structural steel beams and replacement of modern shopfront at ground floor level.
Location: 29 High Street Wells Somerset BA5 2AA

7 NOTIFICATION ONLY

7.1 2026/1862/CLP
Loft conversion with rooflights and rear flat roof dormer.
Location: 11 Lewmond Avenue Wells Somerset BA5 2TS

7.2 2026/1959/PAH
Single storey rear extension to rear of the dwelling by 3.825, with eaves height of 3m and an overall height of 3.2m to provide additional accommodation.
Location: 1 Stoberry Avenue Wells Somerset BA5 2TF

8 TREES

8.1 2026/1893/TCA – **NOTIFICATION ONLY**
T1-Boxleaf Acer-Re-pollard
Location: 40A South Street Wells Somerset BA5 1SL

8.2 2026/1850/TCA - **NOTIFICATION ONLY**
T1 - Birch - Crown reduction by approx.. 4m & rebalance crown, with pruning cuts no greater than 75mm
Location: The Bishops Palace Market Place Wells Somerset BA5 2PD

9 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 19th November 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.