



## 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 29<sup>TH</sup> MAY 2025 AT 7pm**

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

Haylee Wilkins  
Town Clerk

21<sup>st</sup> May 2025

Town Hall, Market Place  
Wells BA5 2RB

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### **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' Declarations of Interest, made under the Council's Code of Conduct adopted 16<sup>th</sup> May 2022.
- 3 ACTIONS FROM PREVIOUS MEETINGS**
- 4 MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING**  
To approve and sign the minutes of the previous meetings:
  - i. 17<sup>th</sup> April 2025
  - ii. 2<sup>nd</sup> May 2025, held under delegated authority**Please note the formal request for change.**
- 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 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 [2025/0825/FUL](#)**  
Redevelopment of existing skatepark.  
Land At 354629 And 145941 Mountery Road Wells Somerset

- 6.2**     [2025/0852/FUL](#)  
Demolition of ancillary outbuilding (Sui Generis) and erection of two three-bedroom dwellings (Class C3), with associated landscaping and parking spaces.  
Cheddar Valley Inn 22 Tucker Street Wells Somerset BA5 2DZ
- 6.3**     [2025/0902/LBC](#)  
Proposed change of use from an existing 'commercial' (E(c)(i)) use to a single dwelling house (C3).  
Thyer House 31 Sadler Street Wells Somerset BA5 2RR
- 6.4**     [2025/0897/FUL](#)  
Proposed change of use from existing 'commercial' (E(c)(i)) use to a single dwelling house (C3).  
Thyer House 31 Sadler Street Wells Somerset BA5 2RR
- 6.5**     [2025/0901/LBC](#)  
Undertake timber repairs, replace failed, decayed and worm eaten timber beam, internal repairs and improvements.  
29 High Street Wells Somerset BA5 2AA
- 7**        **NOTIFICATION ONLY**  
  
[2025/0855/PCS](#)  
Notification for Prior Approval for the installation of 260 PV modules, 2 inverters, and 133 optimizers on the pitched roofs of the Phoenix Ward and St Andrews Ward roofs comprising 117kW.  
St Andrews Ward & Phoenix House Priory Health Park Glastonbury Road Wells Somerset
- 8**        **ST CUTHBERT OUT – GLADMAN APPEAL**  
Gladman Appeal – Case number [3363643](#)
- 9**        **LOBBYING OF CONSERVATION AND LISTED BUILDING CHANGES TO SUPPLEMENTARY GUIDANCE DOCUMENTS AND LPA APPROVALS**  
Proposal from Cllr Powell.
- 10**      **TREE WORKS BEING CONDUCTED BY THE CHURCH COMMISSIONERS**  
Response from Poppy Martin 20.05.25 by email.
- 11**      **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.
- 12**      **DATE OF NEXT MEETING: 7pm, Thursday 26<sup>th</sup> June 2025**

**TO EXCLUDE THE PRESS AND PUBLIC**

Due to the confidential nature of the business to be discussed, relating to individuals, it will be proposed by the Chair that a resolution be passed under the provisions of the Public Bodies (Admission to Meetings) Act 1960 as amended, excluding the press, public and all non-committee members.