

WELLS CITY COUNCIL

MINUTES OF THE WELLS CITY COUNCIL MEETING HELD ON THURSDAY 23rd JULY 2026 AT 7.00PM

Written reports can be viewed on agendas: [Wells City Council](#) website

COUNCILLORS PRESENT: Cllrs: L Agabani, S Cursley, D Denis (Mayor), S Eden, J Edmonds, G Folkard, K Kinshaw, T Kolizeras, D Orrett, S Powell (Deputy Mayor), I Von Mensenkampff, P Welch

IN ATTENDANCE: Town Clerk: H Wilkins
RFO: C Woodland
Mace Bearer: C Price
WCC Staff: C Hobbs
Somerset Cllr for Wells and MP for Wells and Mendip Hills: T Munt
4 members of the public

26/135/C APOLOGIES FOR ABSENCE

Cllrs: J Browne, T Butt Philip, G Robbins, H Siggs

26/136/C DECLARATIONS OF INTERESTS

None received

The Mayor thanked WCC Staff for the hard work delivering a successful Freedom of the city award event for L Sweales. She also wished all students who've sat exams her best wishes for their results .

26/137/C MINUTES OF THE MEETING OF THE CITY COUNCIL HELD ON 25th JUNE 2026

Minutes of the previous meeting were confirmed as a true record and signed by the Mayor.

26/138/C ACTIONS FROM THE MEETING OF THE CITY COUNCIL HELD ON 25th JUNE 2026

The Town Clerk gave an update on the actions listed below.

Date Raised	Description of Action
21.05.2026	26/96/C – Consideration of small sweeper with Somerset Council The Town Clerk had been in conversations with Cllr T Butt Philip and MP T Munt. No resolution has been reached as yet
25.06.2026	26/111/C – Request to consider quoracy of council meetings within standing orders and best practice. The Town Clerk reported that WCC are quorate in terms of Standing Orders. The best practice processes are being reviewed in more depth

The Mayor asked the Town Clerk if the wording change requested by Cllr G Folkard had been circulated.

The Town Clerk assured that she would confirm that this had taken place.

The Mayor thanks Cllr S Powell for her dedication in getting the table tennis table project completed as it has recently been installed

26/139/C MEETING OPEN TO THE PUBLIC

M Phelps of Palace farm reported that he had received a letter from the Church Commission that had informed him that the car parking in Palace fields must cease immediately. M Phelps was concerned that events such as Rail-Wells, Moat Race and Food festival would be jeopardised. He very much wants to continue offering a parking option and is aware that the decision from the Church Commission is due to their planning applications for development on the land. M Phelps asked that WCC write to the Church commission to request that Palace Farm remain open.



M Phelps asked that WCC write to the Church Commission stressing the importance of this location as a valuable parking provision in Wells.

C Price who is a Rail-Wells volunteer concurred with M Phelps' concerns for the loss of parking.

Cllr L Agabani stressed that trying to find a Plan B for parking other than at Palace fields would be very difficult and he asked that WCC do write a letter to the Church Commission.

The Town Clerk assured that she would write a letter to the Church Commission at the earliest opportunity.

C Simons mentioned that he had emailed all councillors and provided a drawing of the recreation ground to demonstrate the size of the area that would be taken up by the skatepark should it be located there. C Simons believes that there are several locations within the recreation ground that would house the skatepark. He asked that WCC look again where the new skatepark is located as the location next to Portway would in his opinion exclude a lot of people from the centre of Wells.

The Mayor thanked C Simons for his input and mentioned that there would be cost implications for removal of the old skatepark, planning, public consultation. These are aspects that the consideration of location will of to the working group.

A discussion took place about the infrastructure at the old skatepark location which will require removal, and the challenges, savings and expenses that are faced by moving locations. The ownership of the land by Somerset Council was spoken of.

The Town Clerk stressed that WCC have an agreement with Somerset about the land which will need consideration going forward.

26/140/C MAYOR'S ANNOUNCEMENTS

22nd September - Honours Board Reception, Wells Town Hall at 6pm. All Councillors are invited to attend.

Mayor's Diary

- i. 6th August Visit to Abbeyfield House for resident 100th Birthday
- ii. 6th August Hiroshima Commemoration, Bishop's Palace
- iii. 8th August Wells Railway Fraternity, Wells Town Hall
- iv. 9th August Twinning BBQ, Wells Museum
- v. 31st August Moat Boat Race
- vi. 4th September Sculpture Exhibition, Stoberry Park Garden
- vii. 13th September Battle of Britain Commemoration, Street
- viii. 16th September Wells Memory Café, Methodist Church Hall
- ix. 19th September Heritage Open Day, Almshouses

26/141/C FINANCE COMMITTEE

Cllr G Folkard presented the minutes of the meeting held on 9th July 2026
No questions received.

26/142/C PLANNING ADVISORY COMMITTEE

Cllr S Powell presented the minutes of meetings held on 29th June (under delegated authority) and 16th July 2026

No questions received.

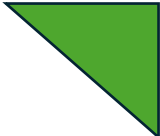
Cllr S Powell informed the meeting that following a meeting with the Town Clerk that the response to the draft local plan had been submitted to Somerset Council.

26/143/C ESTATES COMMITTEE

Cllr L Agabani presented the minutes of the meeting held on 2nd July 2026 in the absence of Cllrs H Siggs and G Robbins respectively

No questions received.

26/144/C PRESENTATION FROM LEAD SOCIAL PRESCRIBING LINK WORKER WITH THE



LOCAL GP PRACTICES (WEST MENDIP PCN)

The Town Clerk apologised that there had been miscommunication regarding the dates for tonight's presentation and that Keith Harrison would receive an invitation to Full Council in either September or October 2026

26/145/C GRANT POLICY ADOPTION

Cllr S Cursley proposed that Wells City Council adopt the Grant Policy, following endorsement from Finance Committee. Seconded by Cllr P Welch.
Councillors voted unanimously in favour of the proposal.

26/146/C DEPUTY MAYOR RESIGNATION

Cllr S Powell explained to the meeting her reasons for resignation.
Councillors voted unanimously to accept the resignation.

26/147/C PLAY & LEISURE STRATEGY UPDATE

The Town Clerk gave a verbal update from the Town Clerk on the Strategy progress and next steps. Following a meeting today 23rd July 2026. The items discussed will be presented to the working group and updates at the next Outside Space meeting and Estates meeting.

The Mayor thanked the Town Clerk for taking on the task.

26/148/C TO RECEIVE REPORTS FROM COUNCILLORS/TRUSTEES ON OUTSIDE BODIES

The Mayor presented the Wells & Rural LCN Draft AGM Minutes and Annual Report and reported that Cllr E Hobbs had agreed to stand as Chair of the LCN.

Cllr L Agabani spoke of the need for Stewards at the Moat Race. Stewards are needed to take up a 2-hour shift between 12.30 and 2.30. He asked that Councillors consider helping the event and/or spreading the word regarding this.

Cllr L Agabani gave an update on the Skatepark charity. He stressed that he is not a Trustee. The charity has made the decision to put an end date to the funding and it will end on 31st December 2026. The figure raised so far is £362k and are £138k short of the desired target. There are still some grants in the works at the moment. If the target is not reached by December, the developers will be approached to look at a plan with the smaller budget. Hopefully in April/May 2027 the build will start. In September/October 2026, there will be a proposal come to Full Council regarding the ongoing maintenance and management of the skatepark once completed.

Cllr T Kolizeras asked about collaboration with quarries.

Cllr L Agabani responded that this was already the case and agreements were already in place.

26/149/C TO RECEIVE ANY WRITTEN REPORTS FROM SOMERSET COUNCILLORS

Somerset Cllr for Wells and MP for Wells and Mendip Hills, T Munt offered to pass on questions anyone might have about the monthly report.

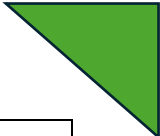
Cllr D Denis asked for information about the Government's issuing of a Best Value notice on Somerset Council.

MP T Munt said that she thought it disappointing in the delivery of the best value notice but that progress was already being made and will continue. Somerset Council are already taking a structured approach after removal of the district structure. T Munt acknowledged that anyone will be able to point to areas where improvements are needed. Somerset Council have appointed a senior Finance/Legal Officer.

Cllr D Orrett referred to the appointment of a new Prime Minister and asked what is needed to stop adult social care being a burden on council finances.

MP T Munt spoke of her hopes that the new Prime Minister looks at social care and understand the issues.

26/150/C



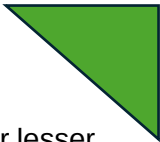
Deputy Mayor Appointment	September 2026
Christmas Light Delivery	September 2026
Heritage Tourism Update	September 2026
Customer Charter & Customer Journey	September 2026
Leisure Strategy & Play Project Update	September 2026
Public Toilet Provision	September 2026
Events on Council Land Policy Adoption	September 2026
Traffic Management – 20MPH proposal consideration	September 2026
Tree Policy Adoption and Green Corridors Policy	September 2026
Tree Supplier Procurement and Appointment of supplier	September 2026
Health & Safety Handbook Adoption	September 2026
Community Resilience Plan Adoption	September 2026
Corporate Risk Register	October 2026
Leisure Strategy & Play Project Update	October 2026
WRGT Update	October 2026
Adoption of Statutory Annual Policy i. Standing Orders ii. Financial Regulations iii. Scheme of Delegation	December 2026
Adoption of 2026-27 Budget	December 2026
Corporate Risk Register	January 2027
Adoption of 2026-27 Budget (if required)	January 2027
Leisure Strategy & Play Project Update	January 2027
Corporate Risk Register & Annual Risk Profile and Assessment	March 2027
Calendar of Public Meetings	March 2027
Priorities & Project Planning	April 2027
	Every political cycle

The Town Clerk mentioned that September's meeting had a full agenda and was likely to be a longer meeting than usual. The lack of August meeting may need to be reviewed.

26/151/C ANY OTHER URGENT MATTERS OF REPORT

Cllr L Agabani reported that the Skateboard charity had approached St Cuthbert Out Parish Council for a contribution to the Skatepark and were disappointed to be refused.

Cllr P Welch asked how much money had been requested.



Cllr L Agabani answered that they asked for £15K but that it is very much the norm for lesser amounts to be donated. Cllr L Agabani mentioned that surveys of potential users had already taken place and this did not require being repeated.

The Mayor asked if there were any communications that could be made tactfully. The Town Clerk believes that communication should come from the charity in the first instance and that perhaps a follow up could be considered.

The RFO presented an amendment to the AGAR for the year 2024/2025. An item on the annual governance statement should have been restated that we didn't provide the opportunity for elector's rights. The Town Clerk assured that this was a simple clarification process.

Councillors voted unanimously to accept the amendment.

26/152/C DATE OF NEXT MEETING: Thursday 24th September 2026 at 7pm, Wells Town Hall

Minutes signed by The Mayor.....Date