

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 19<sup>TH</sup> JUNE 2025 AT 7.00PM AT WELLS TOWN HALL

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

**IN ATTENDANCE:** Facilities and Projects Officer: L Wassell

**25/13/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**

Cllrs: D Denis, G Robbins, I Von Mensenkampff  
Town Clerk: Haylee Wilkins

**25/14/P DECLARATIONS OF INTEREST**

No declarations were received.

**25/15/P REVISED MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE  
MEETING HELD ON 17<sup>TH</sup> APRIL 2025**

The minutes of the meeting were approved and signed by Cllr S Powell (Chair).

**MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING HELD BY  
DELEGATED AUTHORITY ON 29<sup>TH</sup> MAY 2025**

The minutes of the meeting were approved and signed by Cllr S Powell (Chair).

**25/16/P MEETING OPEN TO THE PUBLIC**

None present

**25/17/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

- 1** 2025/0948/HSE  
Convert garage to ancillary accommodation, increase boundary fence to 3.8 m and installation of a bin store.  
7 Ash Close Wells Somerset BA5 2QR  
**Recommendation – OBJECT**  
Material considerations: design and layout, effect on conservation area and economy - Fence height exceeds planning limitations.
- 2** 2025/0911/HSE  
Demolition of garage and single storey rear and side extension.  
3 Goodymoor Avenue Wells Somerset BA5 2JH  
**Recommendation – SUPPORT**  
Material considerations: design and layout, effect on conservation area and economy
- 3** 2025/0986/HSE  
Single storey rear kitchen extension.  
1 Kings Castle Road Wells Somerset BA5 3LS  
**Recommendation – SUPPORT**  
Material considerations: design and layout, effect on conservation area and economy
- 4** 2025/0989/ADV  
Installation of non-illuminated fascia signage & projecting sign.  
17 - 21 High Street Wells Somerset BA5 2AA  
**Recommendation – SUPPORT**  
Material considerations: design and layout, effect on conservation area and economy

- 5**                    **2025/0907/ADV**  
1 non illuminated Fascia sign and 2 non illuminated Projecting sign.  
45 - 47 High Street Wells Somerset BA5 2AE  
**Recommendation – SUPPORT**  
Material considerations: design and layout, effect on conservation area
- 25/18/P**            **TREES – NOTIFICATION ONLY**
- 1**                    **Somerset Council East St Cuthbert Out No.41 (2025) Land at 353314 146683, Glencot Road, Wookey Hole, Wells (M1405)**  
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.
- 25/19/P**            **NEIGHBOURHOOD PLAN**  
A discussion was held on the Neighbourhood plan and its objectives, further clarification requested. Neighbourhood plan and supporting documents link to be sent to Committee
- 25/20/P**            **ST CUTHBERT OUT – LAND SOUTH OF ELM CLOSE**  
Case number 2024/1701 the Committee agreed to draft a letter regarding the changes in the foot/cycle paths and them adjoining current infrastructure.
- 25/21/P**            **TRAFFIC CALMING**  
H Wilkins to update on traffic calming discussions to be given at next Planning Committee.
- 25/22/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.
- 25/23/P**            **DATE OF NEXT MEETING: 7pm, Thursday 17<sup>th</sup> July 2025**

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