

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 17TH JULY 2025 AT 7.00PM AT WELLS TOWN HALL

MEMBERS PRESENT: Cllrs: L Agabani (Mayor), D Denis, G Folkard, S Powell (Chair), G Robbins

IN ATTENDANCE: Town Clerk: H Wilkins
Facilities and Projects Officer: L Wassell
WCC Staff: C Hobbs

25/24/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

I Von Mensenkampff

25/25/P DECLARATIONS OF INTEREST

All Councillors declared an interest in agenda item 6.10

25/26/P ACTIONS FROM PREVIOUS MEETINGS

Cllr. D Denis asked for an update on Traffic calming measures in item 25/21/P
The Town Clerk reported that the traffic calming measures were discussed at the Outside Spaces meeting and will now be a standing item on the Outside Spaces agenda. WCC have submitted proposals to Somerset Council for additional measures in Ash Lane and Ash Grove and are awaiting a response. Further papers are coming to Outside Spaces outline proposals regarding the Accessible Wells group. A meeting has taken place with Accessible Wells and Cllr. S Eden.

Cllr. D Denis asked about the proposal project from the Neighbourhood plan. The Town Clerk replied that it will go through multiple committees, but will certainly go through Planning Advisory Committee.

Cllr. G Folkard asked if there could be updates received from Somerset regarding applications that had been discussed at Wells City Council.

A brief discussion took place as this had been attempted already historically and was time consuming, but a suggestion was made that a comparison could be made periodically.

25/27/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING

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

25/28/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

25/29/P MEETING OPEN TO THE PUBLIC

J and Havershon, applicants for agenda item 6.1 presented their application. Similar developments in Street and Ilminster are already providing co living units. The building above Ladbroke's is a derelict space which will be improved. The applicants work closely with an award winning architect.

The applicants answered questions regarding the numbers of tenants who can be housed, bin management, parking availability, their management company, sound proofing, building control, the lease of the outside space, fire regulations.

25/30/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 2025/1058/FUL
Change of use of first and second floors from betting office (first floor - sui generis use) and a self-contained flat (second floor – use class C3) to 9 person House in Multiple Occupation (sui generis use) with associated external works including the insertion of a replacement side door, replacement windows and solar panels.
Location: 70 High Street Wells Somerset BA5 2AJ
Following a long discussion regarding parking, unit size, bin storage, the committee voted to support the application.
Recommendation – SUPPORT
Material considerations: Design and appearance.
- 2 2025/1086/LBC
Replace defective timber lintel to left gable wall.
Location: 76 High Street Wells Somerset BA5 2AJ
Recommendation – SUPPORT
- 3 2025/1093/HSE
Demolish conservatory and erect single storey extension.
Location: 32 Mary Road Wells Somerset BA5 2NF
Recommendation – SUPPORT
Material considerations: Design and appearance
- 4 2025/1125/LBC
Installation of new non illuminated signage.
Location: 17 - 21 High Street Wells Somerset BA5 2AA
Recommendation – SUPPORT
Material considerations: Design and appearance
- 5 2025/1120/ADV
Installation of vinyl ATM tablet signage on window.
Location: Natwest Bank 7 High Street Wells Somerset BA5 2AD
Recommendation – SUPPORT
Material considerations: Design and appearance
- 6 2025/1126/HSE
Single storey front porch and side extension.
Location: 8 Woodbury Avenue Wells Somerset BA5 2XN
Recommendation – Object
Material considerations: Design and appearance. Not in keeping with the area. Not in line with design guide.
- 7 2025/1106/VRC
Application to vary conditions 3, 4 & 5 (Use & Times) of planning approval 2012/1196 (Change of use of premises from A1 (retail) to A4 (public house)) to extend use times, Weekend and Bank Holidays 0700hrs to 0130hrs, rear garden/front garden 0800hrs to 2200hrs.
Location: 18 Priory Road Wells Somerset BA5 1SY
Recommendation – Support
- 8 2025/1186/FUL
The conversion, extension and partial change of use of existing office building (Class E) to single dwellinghouse (Class C3), and partial change of use of associated light industrial land (Class E(g)) to residential curtilage.
Location: Land At 354737 145260 Southover Wells Somerset
Recommendation – Support
Conditioned that ambient background noise disturbance is clarified

- 9 2025/1199/HSE
Demolition of existing single storey lean-to and erection of two storey side extension.
Location: 17B St John Street Wells Somerset BA5 1SW
Application not discussed and referred directly to Somerset Planning for consideration
- 25/31/P NOTIFICATION ONLY**
- 1 2025/1023/PAH
The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.38 metres, with a maximum height of 3.05 metres and an eaves height of 2.90 metres.
Location: Harefield House Bath Road Wells Somerset BA5 3LQ
- 2 2025/1121/PED
Prior approval of proposed change of use of a building from retail and office (Use Class E) to residential (Use Class C3).
Location: 2 Priory Road Wells Somerset BA5 1SY
- 3 2025/1214/PED
Prior approval of proposed change of use of a building from commercial use (Use Class E) to residential (Use Class C3).
Location: 20 St Thomas Street Wells Somerset BA5 2UX
- 25/32/P PARISH CONSULTATION**
- 1 2025/0997/S106 - Notification only
Application from BDW Trading Limited to Somerset Council to modify the planning obligation (Schedule 7 - Highways Obligations) relating to reference 2019/1381/OTS, Land South of 17 Elm Close, Wells & entered into on 17.06.2024.
Location: Land On The South Side Of Elm Close Wells Somerset
- 25/33/P TREES**
- 1 **Notification only – St Cuthbert’s Out Parish**
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.
- 2 2025/1181/TPO **Notification only**
Common Lime - Prune from adjacent structure, to clear structure by 3m & remove lowest right angles branch that is overhanging front of No.3. No cuts greater than 10cm diameter. Lift low canopy - pedestrian clearance. (M1229)
Location: Sheldon Drive Wells Somerset
- 3 2025/1190/TCA **Notification only**
T1 Wellingtonia - Fell
T2-T10 Silver Birch - Reduce height of trees by up to 3.5m & reduce lateral growth by upto 1.5m.
T11 Magnolia- Reduce crown by up to 2m on all aspects.
T12 Sycamore- Reduce crown on all aspects by 2m
Location: Carmelite House Chamberlain Street Wells Somerset BA5 2PE
- 4 2025/1223/TPO - **Notification only**
Yew (T1) - Up to 2m crown reduction & re-shape. Remove lowest whorl of branches at base of crown to reduce overhang over street and neighbouring property.

Yew (T2 & T3) - Remove lowest whorl of branches at base of crown to raise crown and reduce overhang over street.
Location: Beaumont House 17 New Street Wells Somerset BA5 2LD

25/34/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.

Cllr. D Denis reported that the Mendip Hills National Landscape Management Plan response is required in writing by the 22nd of July and she would like a positive response given by Wells City Council.
The Town Clerk will draft a response for submission following approval.

25/35/P

DATE OF NEXT MEETING: 7pm, Thursday 7th August 2025 - Urgent matters only

Minutes Signed by the Chair Date