

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD UNDER DELEGATED AUTHORITY ON THURSDAY 7TH AUGUST 2025 AT 7.30PM AT WELLS TOWN HALL

MEMBERS PRESENT: Cllrs: G Folkard, S Powell (Chair)

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

25/40/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** 2025/0547/FUL
Demolition of existing clubhouse & floodlighting & the erection of 106 dwellings & associated vehicular & pedestrian access, parking areas, hard & soft landscaping & drainage infrastructure.
Location: Wells Rugby Football Club Charter Way Wells Somerset BA5 2FB
Recommendation: Object Material Considerations: Boonbrown/Stonewater have not addressed WCC's objections to the previous planning application.
- i. The Strawberry Way MUP should run alongside but outside the Northern Boundary and developer should ensure an equivalent MUP be incorporated along the footpath/Right of way along the eastern boundary of the development.
 - ii. The density of houses should adhere to WCC's neighbourhood plan of 80 houses for the site
 - iii. Objections have been made to the felling of trees on the eastern side and loss of hedges on the northern boundary
 - iv. Driveways and central areas should be permeable
 - v. WCC recommended that full length window should be opening windows.
 - vi. Members of the public were concerned that the proposed MUP going across houses' driveways would hamper the flow and accessibility of the MUP, and would render it not fit for purpose.
 - vii. WCC would like clarification of ownership of land in the SW corner
 - viii. WCC would like clarification of any covenants on the land.
- 2** 2025/1266/HSE
Proposed two storey side extension.
Location: 20 Kings Road Wells Somerset BA5 3LU
Recommendation: Support Material considerations: Design and appearance
- 3** 2025/0125/FUL
Change of use from dwellinghouse (Class C3) to music studio (Class E), changes to roof over link between house & garage & erection of rear extensions to house & link [additional and amended information received: location plan, section and application form (14.02.2025); Noise Impact Assessment (13.03.2025); and Flood Risk Assessment (08.04.2025), revised use class description (28.07.2025)].
Location: 3 Mountery Close Wells Somerset BA5 2QW
Recommendation: Object Material considerations. No changes made from previous applications

PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION AFTER THE PUBLICATION OF AGENDA

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 [2025/1363/FUL](#)
Proposed installation of solar PV on roof of Phoenix and St Andrew's Ward buildings
Location: Priory Hospital Glastonbury Road Wells Somerset BA5 1TJ
Comments required by 21st August
Recommendation: Support Material considerations: Design and appearance
- 2 2025/0766/HSE
Appeal Reference: APP/E3335/D/25/3369836
Proposed partial demolition of rear kitchen and attached outdoor store, erection of rear extension with first floor en-suite bathroom.
Location: 1 Ethel Street, Wells, BA5 2HP
WCC are unchanged in the recommendation previously submitted.
- 3 Licensing Act 2003
Application to vary a Premises Licence
Motor Fuel Limited - Wells Service Station, Bath Road, Wells, BA5 3LF
The applicant has applied to the Licensing Authority to vary the premises licence for the above premises as follows:
 - i. To extend the sale of alcohol to between the hours of 0000 and 2400 daily for consumption off the premises.
 - ii. To allow the provision of late night refreshment between the hours of 2300 and 0500 daily.
 - iii. To vary the licence conditions.**Recommendation: Object** Material considerations: Location being a residential area. Concerns regarding anti-social behaviour
- 4 2025/1274/ADV
Installation of a 3m x 1m PVC banner with a fixed galvanised steel frame on side elevation.
Location: Wells Museum 8 Cathedral Green Wells Somerset BA5 2UE
Recommendation: Support Material considerations: Design and appearance
- 5 2025/1405/VRC
Variation of condition 2 (Plans List) relating to planning permission 2020/0044/FUL for (Erection of apartment block comprising 22 dwellings and associated bin/cycles storage, car parking and landscaping.) to amend brickwork detail.
Location: Former Nutricia Site Glastonbury Road Wells Somerset
Recommendation: Support Material considerations: Design and appearance
- 6 2025/1430/HSE and 2025/1431/LBC
Proposed kitchen extension, internal refurbishment and part external repointing.
Location: 7 St Thomas Terrace St Thomas Street Wells Somerset BA5 2XG
Recommendation: Support Material considerations: Design and appearance
- 7 2025/1454/TCA – Notification only
T1 - Western Red Cedar - Cut down to ground level.
Location: 3 Mountery Close Wells Somerset BA5 2QW
Consultee comment: WCC would like to see a replacement tree planted.