



## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 6<sup>TH</sup> NOVEMBER 2025 AT 5.15PM AT WELLS TOWN HALL

**MEMBERS PRESENT:** Cllrs: L Agabani (Mayor), D Denis, J Edmonds, S Powell (Chair)

**IN ATTENDANCE:** Town Clerk: H Wilkins  
WCC Staff: C Hobbs  
5 members of the public

**25/66/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**

Cllrs: G Folkard, G Robbins, I Von Mensenkampff (Vice-Chair)

**25/67/P DECLARATIONS OF INTEREST**

Cllr D Denis declared an interest in Agenda items 2025/1858/LBC and 2025/1762/FUL

**25/68/P ACTIONS FROM PREVIOUS MEETING**

None.

**25/69/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**

The minutes of the meeting held on 2<sup>nd</sup> October 2025 and the meeting held under delegated authority on 27<sup>th</sup> October 2025 were approved and signed by Cllr S Powell (Chair)

**25/70/P MEETING OPEN TO THE PUBLIC**

Mr O'Callaghan spoke of his objections to the application 2025/1762/FUL on behalf of the East Wells Community Benefit Society (CBS). He spoke of the Britannia pub being an Asset of Community value. The application to convert to housing is premature as the National Policy Framework states that community assets should be protected unless proven as unviable. The project to reopen is safeguarding a local community facility as categorised in the Neighbourhood plan. The Wells CBS has obtained a further 6 month moratorium on the sale which extends to 19<sup>th</sup> March 2026. The Share offer launch has raised £76,000 and the second share offer has two months to run as well as there being other funding opportunities being investigated. The viability report stated that the Britannia is not viable when according to the Plunkett Association have a 98% success rate.

Cllr D Orrett asked for confirmation that the Britannia closed due to the retirement of the Landlord. Mr O'Callaghan said that this was correct.

The Mayor asked who the applicant was and was informed that it was the Wellington pub company.

Mr Buckley spoke about his planning application. He was aware that there had been some concerns previously about noise and traffic movement. He had been using his un adapted home as a make-shift studio for three years and had no complaints of noise emissions. He stated that the application would convert Mountery House, an adjacent property, to a purpose built studio. He confirmed that he operated his business alone and there would be no change externally to the property and that there would be no increase in noise, traffic, visitors.

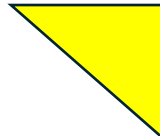
Cllr D Denis asked about acoustic testing. Mr Butleigh replied that all criteria had been met.

Cllr D Denis asked about the structural changes that would take place. Mr Buckley said that the property currently is not habitable and that he will be removing a floor for the studio conversion, but that in 20 or so years, this could be reinstated and the property could revert to being accommodation.

**25/71/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

**1** 2025/1858/LBC

Erection of 3m x 1m PVC banner with the name and logo of the museum on wall of building.  
Location: Wells Museum 8 Cathedral Green Wells Somerset BA5 2UE  
Unable to discuss application due to administrative error.



2            2025/1702/FUL  
Change of use from first floor garage to planning Class E(g).  
Location: Hillbury Beryl Lane Wells Somerset BA5 2XQ  
**Recommendation – Support the granting of permission**

3            2025/1762/FUL  
Change of use and partial demolition of existing building to form a single dwelling together with the erection of four new dwellings.  
Location: 66 Bath Road Wells Somerset BA5 3LQ  
**Recommendation – Object to the granting of permission**

**25/72/P      NOTIFICATION ONLY**

1            2025/1745/CLP  
Certificate of lawfulness of proposed development for Class A: Erection of single storey side extension & Class E: Erection of single storey outbuilding (garage).  
Location: 2 Orchard Lea Wells Somerset BA5 2LZ

2025/1956/PED  
Prior approval of proposed change of use of a building from commercial (Use Class E) to residential (Use Class C3).  
Location: 20 St Thomas Street Wells Somerset BA5 2UX

**25/73/P      TREES**

1            2025/1792/TPO – **Notification only**  
T7-9 (M1021) - Lime - Remove epicormic growths at base & main stem up to 7m above ground level. Remove dead wood of 50mm and above to maintain tree health.  
Location: St Thomas Vicarage 94 St Thomas Street Wells Somerset BA5 2UZ

2            2025/1818/TPO – **Notification only**  
G1 (M1203) - Lime - Fell no.1 due to poor health & danger to pedestrians. Crown lift x29 up to 5.4m, improving vehicle/pedestrian headroom clearance.  
Street Record Priory Road Wells Somerset

3            2025/1891/TCA – **Notification only**  
T1 - Lime - Prune overhanging branches to 2.5m. T2 – Sweet Chestnut - Crown raise of branches on roof to give 1m clearance.  
T3 - Hawthorn - Crown raise to 2m.  
Location: 25 East Liberty Wells Somerset BA5 2SZ

4            2025/1893/TCA – **Notification only**  
T1 - Bay - Prune large stems down to coppice stool  
The Bishops Palace Market Place Wells Somerset BA5 2PD

5            2025/1912/TPO – **Notification only**  
T1 - Cedar - fell & replace TPO M1076  
Location: Land At 355263 145938 St Andrew Street Wells Somerset

**25/74/P      APPEALS**

1            2025/1494/VRC The appeal reference is APP/E3335/W/25/3374207  
Removal of condition 2 (Occupation of the dwelling limited to a person working in agriculture or forestry) relating to planning permission 105034/004 for (Erection of agricultural workers

2            2025/0239/FUL The appeal reference is APP/E3335/W/25/3374820  
Change of use from the existing place of worship Class F1 to residential flats Class C3.  
**Appeal Location:** The Hall West Street Wells Somerset BA5 2HN  
If you wish to make comments, or modify/withdraw your previous representation, you can do

so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN quoting the appeal reference number.

**3 COLOUR PALETTE WITHIN CONSERVATION AREA**

The Town Clerk updated the committee on the guidance. In order to offer support for businesses, advice should come from Somerset Council rather than Wells City Council. Cllr D Denis asked that as Wells Councillors are often approached on the subject that a guidance document be provided on the Wells City Council Website. The town Clerk agreed that this would be possible to provide.

**4 WESTBURY SUB MENDIP NEIGHBOURHOOD PLAN**

The Town Clerk will provide a response to St Cuthbert Out Parish Council, Neighbourhood Plan Consultation.

**5 SOMERSET COUNCIL 12 WEEK PLANNING UPDATE**

The Town Clerk updated the committee that the 12 week period was over but that additional meetings would continue to the end of the year.

**25/75/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.

**25/76/P ANY OTHER MATTERS OF URGENT REPORT**

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

Wells City Council Planning Advisory Committee would like to restate its consultation response of the above application on the grounds that the planning portal was not updated with necessary information to allow full consideration of all facts when making their decision.

**Recommendation - On review we would like to recommend approval.**

- i. Cllr D Denis asked that WCC write a comment regarding the Gleeson development and the impact and pressures the development would have on Wells' services and infrastructure.

The Town Clerk asked if the comment should include comments on the erosion of the parish boundary? Cllr D Denis responded that her concerns were for the pressures on Wells Services.

- ii. Cllr D Denis reported that the Section 106 money had been confirmed on Elm Close. It confirms that the Cemetery will officially gain green space.

The Town Clerk confirmed that this would also be discussed at Outside Spaces meeting.

- iii. Cllr D Orrett brought the subject up of the number of Estate Agents signs which seem to be in very close proximity to each other on Priory Rd.

The Town Clerk clarified that signs erected by Estate agents are not prohibited.

**25/77/P DATE OF NEXT MEETING: Thursday 20<sup>th</sup> November 2025, 7pm**

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