



## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 20<sup>TH</sup> NOVEMBER 2025 AT 7PM AT WELLS TOWN HALL

**MEMBERS PRESENT:** Cllrs: D Denis, J Edmonds, S Powell (Chair) and Deborah Orrett

**IN ATTENDANCE:** Facilities and Projects Officer: L Wassell  
No members of the public

**25/78/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**

Cllrs: L Agabani (Mayor), G Robbins, G Folkard and I Von Mensenkampff (Vice-Chair)

**25/79/P DECLARATIONS OF INTEREST**

None received

**25/80/P ACTIONS FROM PREVIOUS MEETING**

Committee has requested that the Agenda structure be altered so Actions from the previous meeting item is relocated to after the previous minutes.

**25/81/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**

The minutes of the meeting held on 6<sup>th</sup> November 2025 and the meeting held under delegated authority on 10th November 2025 were approved and signed by Cllr S Powell (Chair).

**25/82/P MEETING OPEN TO THE PUBLIC**

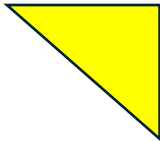
None.

**25/83/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

**1** 2025/2007/HSE  
Erection of rear extension.  
Location: 56 St Cuthbert Avenue Wells Somerset BA5 2JS  
Support with comment that consideration should be given to roof blinds to reduce light pollution. Committee would like to highlight that it appears the proposed build is over the indicated property boundary submitted with the application.

**25/84/P NOTIFICATION ONLY -TREES**

- 1** 2025/1974/TCA - Notification only  
T1 - Stone Pine - Reduce crown & lateral growth by approx 0.5m.  
Location: 62 St Thomas Street Wells Somerset BA5 2UZ
- 2** 2025/1995/TPO - Notification only  
T230 Robinia - Fell. (TPO M1158).  
Location: East House 11 Chamberlain Street Wells Somerset BA5 2PE  
Request for replacement planting
- 3** 2025/2021/TCA - Notification only  
T231 Robinia - Fell.  
Location: East House 11 Chamberlain Street Wells Somerset BA5 2PE  
Request for replacement planting
- 4** 2025/1986/TCA - Notification only  
T1 - Salix caprea - reduce canopy by 2m and crown lift to 2m above ground level.  
T2 - Cercis - prune back approx 1m of low overhanging growth)  
Location: 7 South Street Wells Somerset BA5 1SJ



**5** 2025/2035/TCA - Notification only  
T1 - Yew - Fell - Poor tree health. T2 - Elder - Remove dead branches. Planting of Oak sapling in suitable location.  
Location: The Old Coach House 14 South Street Wells Somerset BA5 1SJ  
Request for a suitable native more mature tree specimen be considered instead of a sapling.

**25/85/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.

**25/86/P ANY OTHER MATTERS OF URGENT REPORT**  
Agreement was reached that the Committee would like to support the use of Community Infrastructure Levy (CIL). Committee requested that the Officers/Town Clerk engage with St Cuthbert Out regarding this decision with the hope they will adopt a similar approach. D. Denis sought clarification on the CIL process in cases where an item is not included in the Neighbourhood Plan. It was advised that the absence of an item from the plan does not preclude an application for CIL funding.

Cllr S Powell raised concerns about flyposting. In response, the Town Clerk had contacted Somerset Council for guidance. Cllr S Powell reviewed their reply and found it lacking, noting that the advice given was simply to refer individual incidents to Highways, following the same process as members of the public. Cllr S Powell also expressed concern about the negative impact flyposting has on the appearance of Wells.

**25/87/P DATE OF NEXT MEETING: Thursday 4<sup>th</sup> December 2025, 5.15pm**

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