



WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 4TH DECEMBER 2025 AT 5.15PM AT WELLS TOWN HALL

MEMBERS PRESENT: Cllrs: L Agabani (Mayor), D Denis, G Folkard, D Orrett

IN ATTENDANCE: Town Clerk: H Wilkins
WCC Staff: C Hobbs
No members of the public
1 member of the public

25/88/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

Cllr: J Edmonds, G Robbins, I Von Mensenkampff (Vice-Chair)

25/89/P NON ATTENDANCE

Cllr: S Powell (Chair)

25/90/P DECLARATIONS OF INTEREST

Cllr D Denis declared an interest in item 6.1

25/91/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING

The minutes of the meeting held on 20th November 2025 were approved and signed by Cllr D Denis

25/92/P ACTIONS FROM PREVIOUS MEETING

The Town Clerk updated the committee with regards to the Community Infrastructure Levee. The Town Clerk for Frome Town Council has taken responsibility of all previous Mendip Parishes including St Cuthbert Out to seek some support from Somerset and determine the next steps. The committee will be updated when there is more to report

Cllr D Denis reported that in the last two weeks, the CIL was discussed with St Cuthbert Out who are in favour of it. CIL was raised in the LCN Active Travel meeting by Cllr R Wyke (Somerset) who informed that meeting that a nearby Council Authority had put all their CIL money into one pot.

The Town Clerk said that following conversations with Frome and other nearby councils that the CIL money needs to be managed on a council by council basis and not managed collectively.

The Town Clerk reported that there had been no response from Somerset Council regarding her request for information on flyposting.

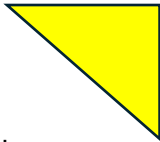
25/93/P MEETING OPEN TO THE PUBLIC

No-one wished to speak

25/94/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2025/2043/HSE
Single storey rear extension & part conversion of garage
Recommendation- Support

2 2025/2070/ADV
Replacement to existing signage including new logo sign to existing fascia letterset, new logo sign to existing projecting bracket, new ATM sign, 2no. new nameplate signs, new car park sign and new disabled access sign.
Location: NatWest Bank 7 High Street Wells Somerset BA5 2AD
Recommendation- Support

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- 3 2025/2073/LBC
 External: Maintenance works to shopfront excluding stonework. Replacement to existing signage including new logo sign to existing fascia letterset, new logo sign to existing projecting bracket, new ATM sign, 2no. new nameplate signs, new car park sign and new disabled access sign.
 Internal: Refurbishment works to ground and first floors including remodelling of existing cashier area, new decoration and brand identity refresh. Associated MEP works including an adjustment to small power, replacement to existing fluorescent light fittings and light sources and new cold water feed pipework to proposed water unit.
 Location: NatWest Bank 7 High Street Wells Somerset BA5 2AD
Recommendation- Support
- 4 2025/1977/HSE
 Single-storey rear extension, new dormer window & entrance gable feature.
 Location: 37 Milton Lane Wells Somerset BA5 2QS
Recommendation- Support
- 5 2025/2104/HSE
 Erection of side extension.
 Location: 41 Southover Wells Somerset BA5 1UH
Recommendation- Support
- 6 2025/2119/FUL and 2025/2120/LBC
 Replacement of external ATM
 Location: NatWest Bank 7 High Street Wells Somerset BA5 2AD
Recommendation- Support

25/95/P TREES

- 1 2025/2078/TPO - **Notification only**
 M1154 - Cedar (shown as tree 668 on attached report) – Crown raise to 4.5m above access road. Reduce the following hyperextended lateral branches by 1.5m with 100mm maximum cut diameter. Lowest in the south west, lowest in the south ease, one at 7m north and one at 11m east. Any pruning on this species of tree shall be undertaken with caution to avoid making adjacent branches more vulnerable to breakage.
 M1154 - Horse Chestnut (shown as tree 1003 on attached report) - Crown raise to 4m above the access road. Reduce height of the tree back to previous pruning points. Reduce the spread of the north, east and western spread of the tree back to the previous pruning points. Remove no more than 2m in length with 75mm maximum cut diameter.
 M1154 - Beech (shown as tree 667 on attached report) – Reduce the length of the lowest lateral branch on the north wester aspect by 2m by removing one tertiary branch back to vertical growth – use one 150mm diameter cut
 Location: The Bishops Palace Market Place Wells Somerset BA5 2PD
- 2 2025/2106/TCA - **Notification only**
 G1001 - Willow - Coppice all three coppice stools. T1002 - Willow - Coppice
 Location: The Bishops Palace Market Place Wells Somerset BA5 2PD

25/96/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.

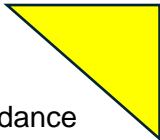
25/97/P ANY OTHER MATTERS OF URGENT REPORT

Cllr D Denis asked for an update on the TPO applications at the Rugby Ground.

Cllr D Denis asked about information regarding neighbour disputes when lights affect neighbours.

The Town Clerk suggested that this is a Somerset planning issue

A lengthy discussion took place regarding the use and non-use of heritage colour guidance advice with regard to businesses in the city.
The Mayor stressed that he felt that it is not Wells City Council's role to deal with complaints and that colours are very subjective.
The Town Clerk stressed that it is acceptable to signpost businesses to the guidance but that Somerset are the body who enforce. There is potential to include an advice note on the Wells City Council website.



25/98/P DATE OF NEXT MEETING: Thursday 18th December 2025, 5.15pm

Minutes Signed by the Chair Date