

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 18<sup>TH</sup> DECEMBER 2025 AT 5.15PM AT WELLS TOWN HALL

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

**IN ATTENDANCE:** Town Clerk: C Woodland  
WCC Staff: C Hobbs  
1 member of the public

**NON ATTENDANCE** Cllrs: J Edmonds, I Von Mensenkampff (Vice-Chair)

**25/100/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**  
Cllr: G Robbins

**25/101/P DECLARATIONS OF INTEREST**  
Cllrs: L Agabani (Mayor), D Denis, G Folkard, D Orrett, S Powell declared personal interests in agenda item 6.6  
Cllrs: D Denis and S Powell declared a personal interest in agenda item 6.3  
Cllr G Folkard declared a personal interest in agenda item 6.4

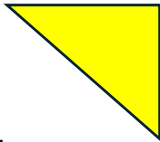
**25/102/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**  
The minutes of the meeting held on 4<sup>th</sup> December 2025 were approved and signed by Cllr S Powell

**25/103/P ACTIONS FROM PREVIOUS MEETING**  
Cllr D Denis asked that the update regarding the TPO at the Rugby club be carried over to the next agenda as no response had been received.

**25/104/P MEETING OPEN TO THE PUBLIC**  
No member of the public asked to speak

**25/105/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

- 1 2025/2161/LBC  
1. Undertake timber repairs,  
2. Provide structural support to replace decayed and worm eaten timber beam,  
3. Carry out works described in Schedule of Works  
Location: 29 High Street Wells Somerset BA5 2AA  
**Recommendation - Support**
- 2 2025/2168/FUL  
Replacement windows to front and rear of property.  
Location: 26 West Street Wells Somerset BA5 2HG  
**Recommendation - Support**
- 3 2025/2193/LBC  
External redecoration of principal elevation and removal of nonoriginal business signage.  
(retrospective)  
Location: Thyer House 31 Sadler Street Wells Somerset BA5 2RR  
**Recommendation - Support**
- 4 2025/2202/HSE  
Proposed single storey side-rear extension and porch.  
Location: Obaco 6 Cherry Orchard Drive Wells Somerset BA5 2LN  
**Recommendation - Support**



5 2025/2198/LBC  
 Repair of chimney stack, side window and roof tiles including replacement material where required.  
 Location: 5 St John Street Wells Somerset BA5 1SW  
**Recommendation - Support**

6 2025/2179/HSE  
 Demolition of existing single storey lean-to and erection of two storey side extension  
 Location: 17B St John Street Wells Somerset BA5 1SW  
**Item not discussed. All Cllrs declared a personal interest.**

**25/106/P NOTIFICATIONS**

1 2025/2206/PED  
 Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to 1no. Dwellinghouse (Use Class C3).  
 Location: 35A Southover Wells Somerset BA5 1UH

**25/107/P APPEALS**

1 Appeal Decision: 1 Ethel Street, Wells, BA5 2HP – 2025/0766/HSE  
 Appeal Ref: APP/E3335/D/25/3369836 – Dismissed  
 1 Ethel Street, Wells, Somerset BA5 2HP  
 The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.  
 The appeal is made by Mr Michael Thomas against the decision of Somerset Council.  
 The application Ref is 2025/0766/HSE.  
 The development proposed is the partial demolition of an original rear kitchen offshoot and attached outdoor store, to be replaced by a larger ground floor extension, with an additional smaller first floor en-suite bathroom above with the ground floor housing a larger kitchen/dining space, a utility room, a new family bathroom, an additional double bedroom and a new lobby area.

**25/108/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.

**25/109/P ANY OTHER MATTERS OF URGENT REPORT**

None received

**25/110/P DATE OF NEXT MEETING: Thursday 22<sup>nd</sup> January 2026, 6pm**

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