



WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 22nd JANUARY 2026 AT 6PM AT WELLS TOWN HALL

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

IN ATTENDANCE: Town Clerk: H Wilkins
Estates Manager: L Wassell
WCC Staff: C Hobbs
9 members of the public

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

26/01/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

Cllr: G Robbins

26/02/P DECLARATIONS OF INTEREST

Cllr G Folkard declared an interest in item 7.1 on the agenda and left the room when the item was discussed.

Cllr D Denis declared an interest in agenda item 6.2

26/03/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING

Cllr S Powell signed the minutes of the meeting on 18th December 2025 and the minutes held under delegated authority on 18th December 2025.

26/04/P ACTIONS FROM PREVIOUS MEETING

No actions

26/05/P MEETING OPEN TO THE PUBLIC

Mr Hayward a near neighbour to the location of application 2026/0014/VRC. Mr Hayward opposes the increase in their trading hours. Mr Hayward spoke of the issues over the years that he has experienced as someone who lives very close to the service station with noisy deliveries as well as general noise and light pollution. Mr Hayward feels that the extension of the trading hours will be very detrimental to his daily life.

Mr Short, a near neighbour to the location of application 2026/0014/VRC spoke of the very close proximity (2 metres) he lives to the carwash at the service station due to noise. Mr Short also spoke of his frustration at the overgrown hedge on the boundary and the difficulty he has with contacting management of the service station to maintaining the hedge during permitted times of the year.

The Town Clerk mentioned that she would write as a City Council to attempt to address the issue of the hedge cutting and ensure that both objections had been received by Officers at Planning East. Somerset. Mr Hayward and Mr Short provided their telephone numbers so that they could be updated.

Ms A Williamson regarding the Wells Development Consultation for the Orchard Lea proposed development. There is a strong, rapidly growing groundswell of objection. There will be vehement objections to the development when the time comes to express opinions. There is an awareness of the history and importance of the landscape. There have been numerous previous applications which have all been refused as well as an appeal which was dismissed. Ms Williamson thanked Wells City Council for support in opposing previous applications. She mentioned her concerns that the public consultation is taking place on social media and that many residents who live very close to the proposed development are of the demographic who do not engage in social media, so therefore not very public. Many neighbours and residents are not aware. There are a lot of questions that seem to have been omitted from the public consultation list of questions.

Cllr S Powell (Chair) reported that Wells City Council have been asked to make comment on the public consultation but that the decision had been made for Wells City Council not

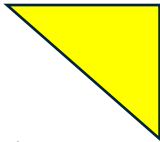
to take part in the public consultation but to adhere to the statutory time-frame and discuss the application when and if it comes to Planning Advisory Committee at Wells City Council

26/06P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1** 2025/2289/ADV
15no. New Fascia Signs and 1no. High Level Projecting Sign at High Level.
Location: 1 Market Place Wells Somerset BA5 2RN
Recommendation – Object
Material Considerations – Sign fixing not appropriate for attachment on a listed/heritage building.
- 2** 2025/2284/LBC
Install photovoltaic solar panels to central valley of roof for Jocelin Range behind parapet on The Chapel.
Location: The Bishops Palace Market Place Wells Somerset BA5 2PD
Material Considerations – Support
- 3** 2026/0014/VRC
Removal of condition 14 (For 12 months from date of permission, the petrol filling station and shop shall not open for business other than between 0600 and 2200 Monday - Saturday and 0700 2200 on Sunday) relating to planning permission 2013/2124/REM for (Variation of Conditions relating to operating hours).
Location: 6 Bath Road Wells Somerset BA5 3LF
Recommendation – Object
Material considerations - Wells City Council objects on basis of significant community concerns, established on light and noise pollution. Wells City Council consider that there is not an established need as another provision is less than 1 mile away at 1 Chamberlain Street. There is a potential for growth in anti-social behaviour.
- 4** 2026/0018/OUT
Application for Outline Planning Permission with all matters reserved for Erection of a single, detached dwelling (bungalow)
Location: 34 Bekynton Avenue Wells Somerset BA5 3NG
Recommendation – Object
Material considerations – Overdevelopment, lack of parking and increase in traffic.

26/07/P CONSULTATION FOR DISCUSSION

- 1** Land off Orchard Lea, Wells - Proposed Residential Development
OG Group is preparing to submit an outline planning application to Somerset Council on behalf of Rubix Land (RL). The new residential scheme is for up to 73 dwellings at the above location, with vehicular access via Orchard Lea. Please see illustrative masterplan. (attached)
The deadline for receipt of comments is 16th February 2026. The website can be accessed at: Wells Development Consultation
Cllr S Powell (Chair) reported that Wells City Council have been asked to make comment on the public consultation but that the decision had been made for Wells City Council not to take part in the public consultation but to adhere to the statutory time-frame and discuss the application when and if it comes to Planning Advisory Committee at Wells City Council.
- 2** 2025/0347/FUL
Discussing the above application, specifically to do with access for the Strawberry line at the Westfield Tucker Street junction.
Location: Cheddar Valley Inn 22 Tucker Street Wells Somerset BA5 2DZ
Cllr S Powell explained the route that the cycle path will take the route recommended on the Neighbourhood plan on safety grounds.



- 26/08/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.
- 26/09/P ANY OTHER MATTERS OF URGENT REPORT**
None received
- 26/10/P DATE OF NEXT MEETING: Thursday 19th February 2026, 7pm**

Minutes Signed by the Chair Date