



**WELLS CITY COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON  
THURSDAY 19<sup>th</sup> MARCH 2026 AT 7PM AT WELLS TOWN HALL**

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

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

**26/26/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**  
Cllrs: J Edmonds, G Folkard, D Orrett, G Robbins, I Von Mensenkampff

**26/27/P DECLARATIONS OF INTEREST**  
None declared

**26/28/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**  
Cllr S Powell signed the minutes of the meetings held on 19th February 2026 and by delegated authority on 5th March 2026

**26/29/P ACTIONS FROM PREVIOUS MEETING**  
The Town Clerk reported that she was awaiting feedback from the Manager of the Budgens store and works that were required.  
The Town Clerk has been in touch with Church Commissioners regarding works in the Tor Hill Woods and additional remedial works which will be mentioned in an upcoming Outside Spaces meeting.

**26/30/P MEETING OPEN TO THE PUBLIC**  
C Charles – Civic Society, made three points regarding the Rugby club development, 2025/0547/FUL.

- i. The Strawberry Line provision on northern boundary is of an inadequate width and forces cycle path traffic into the development and doesn't meet the standard required.
- ii. The reconfiguration means that the site is no longer 100% affordable homes, so will trigger Section 106 entitlement, not in original application.
- iii. Landscaping and maintenance on previous developments has been woeful and would like to suggest that Wells City Council take a contribution so that the city Council take on the works

T Hathway – 2025/0547/FUL.

- i. Why can't the Strawberry line multi user path be moved to the Northern boundary as there is already a 1 metre width path there. The government standard is for a 3 metre path so that it is suitable for mixed use. Once the Somerset Circle is complete it is estimated that 0.5 million users could use the path which may increase to over a million. There is a good quality path from Shepton Mallet and from the opposite direction, Easton, but when it hits this area it will very poor quality if it has to go through a car park.
- ii. A shared surface would be preferable rather than road humps.

Theo van Hensbergen - 2025/0547/FUL. complained that the revised plans do not show either M43A or M43B accommodations. M43 accommodation should have surfaces, light switches/controls, at reachable height, doorways wide enough, no tight/awkward turns from room to room, shower rooms/wet room, storage for 2 wheelchairs, ceiling strong enough to support a hoist to 200k weight.

The distinction is important. M43A properties get the adaptations through a disability facilities grant. M43B grant mean that the adaptations are already completed by the developer and paid for by the County Council. Tax payers pay for disabilities grant. Neighbouring B&NES

are currently working on a planning policy that means that 7.8% of all affordable homes meet the M43 standard. If these plans are approved, Somerset Council will be in breach of the Equality Act 2010 and our most vulnerable people are let down.

J Higgins - 2025/0547/FUL

Supported T Van Hensbergen regarding provision for disabled people but wanted to discuss the hedging which is planned for removal and replanted. Her concerns are that rear access is required from properties in Charter Way and would planting prevent access. Concerns were also expressed about planting hedgerows elsewhere that the correct environmental and green spaces requirements are met.

D Lawrence – Boom Brown (Architects) 2025/0547/FUL

Informed the meeting that the scheme had been reduced to 97 units. This scheme is to allow Wells Rugby club to move to a new purpose built facility site in Haybridge, fully funded by the sales from this development. . The Rugby Club build is a separate application.

- i. D Lawrence assured the meeting that hedgerows won't be planted where they are going to be a problem.
- ii. Stonewater (Developer) currently meet the needs of the Housing authority at Somerset Council. They would consider providing the M43B but there will be a cost implication.
- iii. Shared surfaces and speed bumps are a requirement of Somerset Highways.
- iv. Affordable housing. This scheme needs to provide a sufficient return to provide the new facility at the Rugby Club. Stonewater are willing to sign up to 100% affordable homes and Section 106 will be signed up to and negotiations are taking place with Somerset Council.
- v. The Strawberry line – We have looked at all options. To the east there is no connection to Wells centre, so a 3m wide path that that location would come to an end at the far corner. The access from SE corner through the sight to join the Strawberry line at North west. Stonewater will provide public art to recognise the importance of the Strawberry Line.
- vi. The footpath on the northern boundary will be maintained.

Cllr S Powell asked for confirmation of the width of the cycle path. The response was that there was 1 meter margin which then provides a 3 metre path.

Cllr L Agabani asked about accessible accommodation.

D Lawrence responded that Stonewater will consider these if requirement was there.

Cllr S Powell asked about the playground and if the City Council would then need to maintain it.

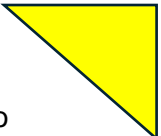
D Lawrence reported that the area will be enhanced and that the maintenance would be negotiated but that Stonewater often carry out their own upkeep

Cllr L Agabani asked about the comment that if the development doesn't happen that the Rugby club will fall into disrepair.

Chairman of the Rugby Club informed the meeting that the Rugby club has long been outdated regarding changing facilities for all ages and genders that play rugby and that a modern facility is desperately needed. The club does not make a profit but the poor facilities prevent the club from making money to provide the sport.

Cllr D Denis read out a comprehensive statement, which will be forwarded to Somerset Planning. Issues included in the statement were poor design of upper floor south facing windows, inappropriate trees proposal for a small urban area, semi permeable surfaces to reduce surface water, a lower number of houses to reduce phosphate levels and swift boxes wherever possible.

Cllr D Denis would like input on the subject of Section 106 monies.



The Town Clerk reminded the meeting that Wells City Council have not been asked to reconsider the application but recognised the additional documentation that has been published.

All comments will be submitted to Somerset Planning and should the application be submitted for the committee to discuss then it will be included on the agenda.

Cllr L Agabani mentioned that he had seen a comment of a local resident who had commented about retaining the green spaces in that area. His concerns are that many developments have been built with promises that something will be retained, but that promises are broken. He added that he thought that it was over development and that a letter from the NHS had shown concerns that they couldn't cope with the increases in population.

The Town Clerk will seek a response and gain clarity from Somerset regarding the land covenants .

## **26/31/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

- 1** 2026/0096/LBC  
Reconfiguring/removal of ground floor internal walls, modification to staircase, creation of new utility room, changes to doors/windows at rear access, installation of log burner. Install new window to the rear on second floor, restore well to the property.  
Location: 25 St Thomas Street Wells Somerset BA5 2UU  
Recommendation: Support  
Conditioned that the materials used are with approval from Listed building/Conservation Officer
- 2** 2026/0118/LBC  
New internal glazed lobby and matwell to an existing main entrance door, to the north-west end of Chapter Room  
Location: Vicars Hall Vicars Close Wells Somerset  
Recommendation: Declined to comment.  
Clarification needed. Historic England have not yet visited nor submitted their comments on the listed building consent.
- 3** 2026/0163/ADV  
Proposed X2 fascia signs and X1 hanging sign to shopfront.  
Location: 60 High Street Wells Somerset BA5 2SN  
Recommendation: Support.  
Material consideration: Design and appearance an improvement
- 4** 2026/0199/LBC  
Remedial works to both car park boundary walls at the rear of property.  
Location: NatWest Bank 7 High Street Wells Somerset BA5 2AD  
Recommendation: Support.
- 5** 2026/0266/HSE and 2026/0207/HSE (No link available)  
Demolish garage and erect two storey side extension and single storey rear extension (resubmission of 2022/1219/HSE).  
Location: 15 Clements Close Wells Somerset BA5 1UF  
Recommendation: Support.  
Material consideration: Design and appearance
- 6** 2026/0227/FUL  
Demolition of existing skittle alley and construction of pool house and ancillary accommodation  
Location: Sherston House Priory Road Wells Somerset BA5 1SU  
Recommendation: Object

Material consideration: Clarification required regarding boundary discrepancies in application documents

- 7 2026/0179/VRC  
Removal of condition 2 (Arboricultural Method Statement) & 18 (Ecology mitigation) relating to planning permission 2025/1405/VRC (Variation of condition 2 (Plans List) relating to planning permission 2020/0044/FUL for (Erection of apartment block comprising 22 dwellings & associated bin/cycles storage, car parking and landscaping) to amend brickwork detail).  
Location: Former Nutricia Site Glastonbury Road Wells Somerset  
Recommendation: Refusal  
Condition 2: Material consideration: The developer's application form statement made reference to the condition having been met and that they have planted trees. No trees have been planted.  
Condition 18: Support removal

**26/32/P TREES**

- 1 2026/0172/TCA – Notification Only  
T1 - Bay - Fell to ground level and replanting of native deciduous tree  
Location: 70 St Thomas Street Wells Somerset BA5 2UZ

**26/33/P APPEALS**

- 1 2025/1762/FUL - Appeal Reference 6004112  
Change of use & partial demolition of existing building to form a single dwelling with the erection of four new dwellings.  
Appeal Location: 66 Bath Road Wells Somerset BA5 3LQ  
Any comments already made following the original application will be forwarded to the Department and copied to the appellant and will be taken into account by the Inspector in deciding the appeal.  
Cllr S Powell asked that she be delegated to discuss with the Town Clerk and send comments within the timescale required.

**26/34/P NEIGHBOURHOOD PLAN**

Cllr S Powell suggested that she discuss the way forward with the Town Clerk in order to create a schedule for having an updated Neighbourhood Plan in place as the current one comes to the end of its period in 2029. The suggestion was made that it be added to the next Planning agenda.

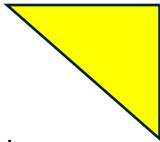
**26/35/P DELEGATED RESPONSIBILITIES**

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.

**26/36/P ANY OTHER MATTERS OF URGENT REPORT**

Cllr D Orrett has been asked to raise the issue of the replacement flood-lighting on the West Front of the Cathedral, having received a letter from a resident over concerns that the new lights are not compliant regarding light overspill, glare and light pollution which maybe is not in line with Cathedral Fabric Advisory Committee guidelines. The complainant asked that Wells City Council consider responding to the issues raised.  
Cllr S Powell will meet with the Town Clerk to suggest an appropriate response.

Cllr D Orrett reported that she had been asked to expedite the identifying a location for the mosaics that were created. The hopes are that there may eventually be a mosaic trail. The tree of life mosaic measuring 2m x 2m is currently requiring an appropriate site. R Ames - White has identified a site in the domain of the Church Commissioners. There are other options being investigated but the respective landowners are requiring contacting.  
Cllr S Powell will discuss all suggested locations with the Town Clerk.



Cllr S Powell suggested that a letter be sent to Church Commissioners regarding replanting of trees in Palace Woods. The matter will be discussed with the Town Clerk

**26/37/P DATE OF NEXT MEETING: Thursday 19<sup>th</sup> March 2026, 7pm**

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