



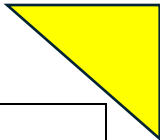
WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD UNDER
DELEGATED AUTHORITY ON TUESDAY 31ST MARCH 2026 AT 9AM
AT WELLS TOWN HALL

MEMBERS PRESENT: Cllrs: D Orrett, S Powell (Chair)

IN ATTENDANCE: Estates Manager: L Wassell

26/38/P	<p>PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION</p> <p>All planning applications can be viewed in detail on https://www.somerset.gov.uk/planning-buildings-and-land/ Members of the Public are welcome to express their views at the Parish Council Planning Advisory Committee as well as direct to Somerset Council. Click on planning application reference numbers to link to Somerset website for further details or comments.</p>
1	<p>2026/0227/FUL</p> <p>Demolition of existing skittle alley and construction of pool house and ancillary accommodation (updated plan received) Location: Sherston House Priory Road Wells Somerset BA5 1SU</p> <p>Recommendation: Object (2&3)</p> <p>Due to the comments raised within the Conservation Officer's letter regarding the limited space available and the overall scale of the elevations in the proposed development, there remain concerns about whether the scheme is appropriate for the site and its surrounding context.</p>
2	<p>2026/0391/LBC</p> <p>The proposal is to drain and clean the trough using a heritage sensitive method, then reseal the joints and apply a clear resin waterproof coating to stop further leakage Location: The Market Cross Market Place Wells Somerset</p> <p>Recommendation: Support (2)</p>
3	<p>2026/0331/REM</p> <p>Application for approval of reserved matters following outline approval 059850/005 Development of Use Classes B1, B2 and B8 business uses, highway works, landscaping, drainage works and parking (as amended by further revisions to the design of access arrangements including amendment to position of spine road and exclusion of mini roundabout) (DEL) Matters of access/appearance/landscaping/layout/scale to be determined Location: Site East of 4 Bishopbrook House Cathedral Avenue Wells, Somerset</p> <p>Recommendation: Object (2)</p> <p>There are concerns regarding the adequacy of the proposed waste disposal arrangements. The number and location of the waste receptacles appear insufficient for the total number of units, increasing the likelihood of overspill. Any overflow of waste could encroach into the car park, further restricting the already limited turning space available for vehicles. In addition, there are concerns that the current layout does not provide sufficient manoeuvring space for vehicles, which may lead to operational difficulties and potential safety issues.</p>



4	<p>2026/0499/HSE Alterations to front elevation & conversion of existing garage to study Location: 12A North Road Wells Somerset BA5 2TJ</p> <p>Recommendation: Support (2)</p>
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DATE OF NEXT MEETING: 7pm, Thursday 16th April 2026