



WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON
THURSDAY 14th MAY 2026 AT 7PM AT WELLS TOWN HALL

MEMBERS PRESENT: Cllrs: L Agabani (Mayor), J Edmonds, S Powell (Chair)

IN ATTENDANCE: Estates Manager: L Wassell
WCC Staff: S Glendinning, E Thompson
Somerset Cllr for Wells / MP for Wells & Mendip Hills: T Munt
2 members of the public

26/52/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS
Cllr: D Denis, G Folkard, D Orrett, G Robbins, I Von Mensenkampff (Vice Chair)

26/53/P DECLARATIONS OF INTEREST
Cllr J Edmonds declared an interest in agenda item 6.1, 6. 2, 6.3
Cllr L Agabani declared an interest in item 6.5
Cllr S Powell declared an interest in item 6.5

26/54/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING
Cllr S Powell signed the minutes of the meeting held on 16th April 2026 and the meeting held under delegated authority on 29th April 2026

26/55/P ACTIONS FROM PREVIOUS MEETING
The Estates Manager provided an update on the following:
26/42/P – the Town Clerk has sent a letter to the Dean and the CEO of the Cathedral and is awaiting a response.
26/48/P – Lichfields (Planning Consultants) have been contacted to attend a future planning committee relating to Palace Fields and a response is awaited.

26/56/P MEETING OPEN TO THE PUBLIC

Mr Robert Orrett spoke on behalf of the Wells Civic Society, to support Wells City Council in reviewing the Local Plan documentation ahead of the consultation period running from 19 June to 24 July. He advised that initial discussions with St Cuthbert's Out Parish Council had taken place and that they had responded positively to collaborative engagement. The Civic Society confirmed it would be willing to provide research, analysis and feedback on its findings directly to the Council as required.

26/57P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 [2026/0733/LBC](#)
Installation of 2 x lower floor WC rooms. Adaptation of existing drainage, installation of partition and cubicle fronts, IPS panels and modern floor finishes. This application is being made in addition to the existing Planning and Listed Building
REF: 2023 1611 FUL & REF: 2023 1614 LBC.
Location: 27 Vicars Close Wells Somerset BA5 2UJ

As Cllr Edmonds had declared a personal interest and was unable to cast a vote, this application was removed and considered under delegated authority.

2 [2026/0744/HSE](#)
Extension of utility room with replacement flat roof & removal of existing side utility wall to be replaced with glazing
Location: 2 St Thomas Terrace St Thomas Street Wells Somerset BA5 2XG

As Cllr Edmonds had declared a personal interest and was unable to cast a vote, this application was removed and considered under delegated authority.

- 3 [2026/0745/LBC](#)
Extension of utility room with replacement roof, removal of side wall and internal alterations
Location: 2 St Thomas Terrace St Thomas Street Wells Somerset BA5 2XG

As Cllr Edmonds had declared a personal interest and was unable to cast a vote, this application was removed and considered under delegated authority.

- 4 [2026/0725/FUL](#)
Demolition of Existing Dwelling and erection of a Replacement dwelling.
Location: 31 Ash Lane Wells Somerset BA5 2LR
Recommendation – Support, clarification of the boundary is unclear on the plans provided and concerns in relation to traffic should be addressed.
Material Consideration 2

- 5 [2026/0714/VRC](#)
Application to vary condition 2 (Plans list) of planning approval 2025/0422/HSE (Erection of extension to dwelling, alteration to openings & addition of dormers) to change from an arch gable window to a rectangular opening and move the position of the door in the glazed link.
Location: Kingsley House 13 Chamberlain Street Wells Somerset BA5 2PE

As Cllrs Agabani (Mayor) and Powell (Chair) both declared a personal interest in this application and were unable to vote, the meeting was not quorate. The application was not considered.

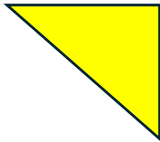
- 6 [2026/0845/HSE](#)
Installation of new corner window to existing kitchen and partial demolition of existing garage.
Location: 5 Ken Close Wells Somerset BA5 3ND
Recommendation – Support
Material Consideration 2

- 7 [2026/0823/HSE](#)
Enlargement of existing bungalow to include front & rear extensions
Location: 29 Milton Lane Wells Somerset BA5 2QS
Recommendation - Support
Material Consideration 2

- 8 [2026/0791/HSE](#) and [2026/0792/LBC](#)
Widen existing access and improve off street parking
Location: 27 New Street Wells Somerset BA5 2LE
Recommendation - Support
Material Consideration 2

26/58/P TREES - NOTIFICATION ONLY

- 1 [2026/0703/TCA](#)
Yew (1) - Remove 1.5m from sides & re-shape.
Bay hedge (2) - Remove 1m from height & 300mm on garden side & cut back to boundary neighbour side.
Bay (3) - Remove 1m from sides & 2m from top.
Pear x 2 (4) - Remove 1m from height. Apple (5) - Remove 1m.
Bay hedge (6) - Cut sides by 500mm & top by 2m.
Palm x 2 (7) - Remove dead fronds.
Location: 10 Chamberlain Street Wells Somerset BA5 2PF



2 [2026/0727/TCA](#)
 Apple (T1) - Fell. Bay (T2) - Fell.
 Location: 7 Vicars Close Wells Somerset BA5

3 [2026/0732/TCA](#)
 T1 - Magnolia - Crown reduction by 2m.
 T2 - Cherry - Fell. T3 - Hawthorn - Fell.
 T4 - Robinia - Fell. Replacement planting for all trees felled.
 Location: The Bishops Palace Market Place Wells Somerset BA5 2PD

4 [2026/0849/TCA](#)
 T1 - Magnolia Grandiflora - Crown reduction of 4m from top & up to 2m from width
 Location: Flat 1 19 New Street Wells Somerset BA5 2L

26/59/P NEIGHBOURHOOD PLAN

In response to Mr Robert Orrett speaking in the public session 26/56/P, the Estates Manager proposed the following which was agreed by all members present.

The Planning Committee agreed to engage with the Civic Society regarding their proposed input into the review of the Local Plan documentation. The Committee further agreed to explore whether a steering group could be established to support this work and to ensure that any associated costs arising from the Civic Society’s proposal and feedback can be reported to Full Council in June.

In addition, the Committee resolved to examine the potential costs of appointing a planning consultant should external professional support be required. In line with MP Munt’s comments, the Committee will also look to review historic documentation held by the Council relating to previous work undertaken by planning consultants appointed in the past to inform both feedback within this consultation and the future review of the Neighbourhood Plan.

26/60/P ANY OTHER MATTERS OF URGENT REPORT

None received

26/61/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.

26/62/P DATE OF NEXT MEETING: Thursday 18th June 2026, 7pm

Minutes Signed by the Chair Date