

## WELLS CITY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 18<sup>th</sup> JUNE 2026 AT 7PM AT WELLS TOWN HALL

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

**IN ATTENDANCE:** Town Clerk: H Wilkins  
WCC Staff: C Hobbs, E Thompson  
1 member of the public

**26/65/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**

Cllr: J Browne, I Von Mensenkampff

**26/66/P DECLARATIONS OF INTEREST**

None declared

**26/67/P APPOINTMENT OF VICE CHAIR**

Cllr D Denis (Mayor) nominated Cllr L Agabani, seconded by Cllr D Orett, no other nominations, unanimously voted in favour

**26/68/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**

Cllr S Powell signed the minutes of the meeting held on 14<sup>th</sup> May 2026 and the meeting held under delegated authority on 2<sup>nd</sup> June 2026

**26/69/P ACTIONS FROM PREVIOUS MEETING**

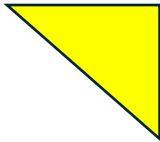
Date	Action
14 <sup>th</sup> May	Item 26/42/P - Town Clerk provided an update on contacting CEO of the Cathedral, and will continue to seek a response
14 <sup>th</sup> May	Item 26/48/P - awaiting representation from Lichfields (Planning Consultants) to come to a meeting, Estates Manager has now formally requested their attendance at the meeting on 16 <sup>th</sup> July
14 <sup>th</sup> May	26/56/P – Awaiting follow up conversation with Civic Society

**26/70/P MEETING OPEN TO THE PUBLIC**

No member of the public wished to speak

**26/71/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

- 1 2026/1029/HSE  
Single Storey Rear/Side Extension  
Location: 31 Millers Gardens Wells Somerset BA5 2TW  
**Recommendation: Support**
- 2 2026/0725/FUL  
Demolition of Existing Dwelling and erection of a Replacement dwelling. (amended plans received 12.05.26 and 03.06.26)  
Location: 31 Ash Lane Wells Somerset BA5 2LR  
**Recommendation: Support**  
subject to a Somerset Ecological Impact Assessment regarding bats, requesting information on alternative roosting locations.  
Committee recommend a mitigation license prior to work commencing.  
Consideration required neighbour's concerns regarding loss of light.



3            2026/1084/HSE  
 Proposed porch  
 Location: 19 Balch Road Wells Somerset BA5 2BY  
**Recommendation : Support**

**26/72/P    NOTIFICATION ONLY**

1            2026/0839/CLP  
 Erection of a glazed conservatory on the rear elevation  
 Location: 16 Portway Wells Somerset BA5 2BH

**26/73/P    TREES**

2026/1069/TPO - **NOTIFICATION ONLY**  
 Works as specified in the tree survey - Trees 11 & 12 - Cedar. (M1086)  
 Location: Chain Gate Cathedral Green Wells Somerset

**26/74/P    2026/1017/TCA - NOTIFICATION ONLY**  
 Works as specified in the tree survey - Trees 1-10 & 13-18.  
 Location: Chain Gate Cathedral Green Wells Somerset

**26/75/P    SOMERSET LOCAL PLAN** (attached)  
 To receive paper from Chair of Committee.  
 A meeting had been held with St Cuthbert Out to discuss the possibility of funding a Local Consultant. Verdict was to wait until September 2027 before making a decision. A lengthy discussion then took place around the merits of employing a Local Consultant. Committee agreed to defer discussion until September 2027.  
 Cllr D Denis asked that figures regarding GP surgeries, numbers of patients, capacity and population etc be made available. Town Clerk said she would look into this..

**26/76/P    ANY OTHER MATTERS OF URGENT REPORT**  
 None received

**26/77/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

**26/78/P    DATE OF NEXT MEETING: Thursday 16<sup>th</sup> July 2026, 7pm**

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