

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD UNDER DELEGATED AUTHORITY ON 29th JUNE 2026 AT 9AM AT WELLS TOWN HALL

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

IN ATTENDANCE: Estates Manager: L Wassell

26/79/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

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.

- 1** [2026/1101/VRC](#)
Removal of condition 1 (Temporary Permission) and variation of condition 3 (Hours of Use), condition 4 (Consumption of Food/Drink-Front of the premises) and condition 5 (Consumption of Food/Drink-Side of the premises) on consent 2025/1106/VRC (Application to vary conditions 3, 4 & 5 (Use & Times) of planning approval 2012/1196 (Change of use of premises from A1 (retail) to A4 (public house) to extend use times, Weekend and Bank Holidays 0700hrs to 0130hrs, rear garden/front garden 0800hrs to 2200hrs. [Addendum: public houses are now sui generis.]
Location: 18 Priory Road Wells Somerset BA5 1SY

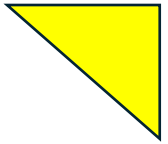
Object – Surrounding community impact due to additional proposed opening hours on a Thursday.
- 2** [2026/1025/LBC](#)
Removal of timber gates to workshop for repair and rehanging following repairs.
Location: 12 Market Place Wells Somerset BA5 2RB

Support (2) Design and Appearance
- 3** **PAVEMENT LICENCE**
Stage 1 SC847916972

The closing date for any objections made against the application is 29/06/2026.

Deferred to Planning Authority; Members of the Planning Committee noted that Wells City Council receives income from the market operating on the site affected by the proposed pavement licence. Under the Council's Code of Conduct, although a non-registered interest could have been declared to avoid any perception of bias or predetermination, members confirmed that they did not feel able to comment on the application. As a result, they did not participate in forming a view on the proposal's licensing merits.
- 4** [2026/0586/FUL](#)
New signage applied to existing shopfront and new kitchen extract.
Location: 1 Market Place Wells Somerset BA5 2RN

Support (2) Design and Appearance



5 [2026/1180/FUL](#) and [2026/1181/LBC](#)
Reinstatement of Covered Veranda and minor external alterations to courtyard
Location: 69 High Street Wells Somerset BA5 2AG

Support (2) Design and Appearance

26/80/P **DATE OF NEXT MEETING: 7pm, Thursday 16th July 2026**

Minutes Signed by the Chair **Date**