

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 16th JULY 2026 AT 7PM AT WELLS TOWN HALL

MEMBERS PRESENT: Cllrs: J Browne, J Edmonds, G Folkard, D Orrett, S Powell (Chair)

IN ATTENDANCE: Town Clerk: H Wilkins
Estates Manager: L Wassell
The Mayor: Cllr D Denis
Somerset Cllr for Wells and MP for Wells and Mendip Hills: T Munt
4 members of the public

26/81/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

Cllr: L Agabani, S Eden, I Von Mensenkampff

26/82/P DECLARATIONS OF INTEREST

The Mayor declared a personal interest on items 2 & 3.

26/83/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING

Cllr S Powell signed the minutes of the meeting held on 18th June 2026 and the meeting held under delegated authority on 29th June 2026.

26/84/P ACTIONS FROM PREVIOUS MEETING

Date	Action
	None

26/85/P MEETING OPEN TO THE PUBLIC

4 members of the public wished to speak

Mr West spoke regarding issues with Lidl deliveries between the hours of 11pm through until 5am explaining the disruption in sleep caused to residents adjacent to Lidl.

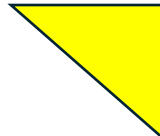
Mr Chris Charles spoke around his concerns for St Cuthbert Out and the impact of the wider City including travel links and cycle routes. The Town Clerk requested Chris to send in his concerns via email.

Mr Orrett spoke relating to his provision of comments on behalf of the Civic Society for Wells City Council consideration for feedback relating to the consultation for the Somerset Local Plan.

Ms Ravenscroft spoke relating to item 6.3 and concerns relating to the dormer window and render works. She was concerned regarding the method in which the render removal was due to take place and potential contamination of the immediate area. Her concerns relating to the dormer window associated to overlooking adjacent properties.

26/86/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1** [2026/1213/LBC](#)
Installation of sprinkler system & additional fire safety mitigation to comply with Building Regulations Part B (Fire Safety) following the approval to convert the house to original state to create two dwellings (Ref: 2021/0933/FUL & 2021/0934/LBC).
Location: 1 - 2 Somerset Cottages South Street Wells Somerset BA5 1SN
Recommendation: Support (design and appearance)
- 2** [2026/1082/LBC](#)
Installation of approx.. 5 metres of fibre telecom cable to front elevation up to the first floor to then re-enter property.
Location: 1 New Street Wells Somerset BA5 2LA
Recommendation: Support (design and appearance)



- 3 [2026/1254/HSE](#)
Removal of non-original, modern cement-based render to expose and restore the underlying masonry. Repair and sympathetic replacement of existing front-facing timber sliding sash windows. Installation of external gas supply riser pipe on the front elevation.
Location: 14 Tor Street Wells Somerset BA5 2US
Recommendation: Support (design and appearance) with consideration to timings of works and to be conducted sympathetically to surrounding neighbours

26/87/P NOTIFICATION ONLY

- 1 [2026/1200/TCA](#)
Common Lime (T1) - Reduce the stem to approximately 6-8m in height to retain the lower growth while stabilising the retained stem.
Location: Land South West Of Park House Bristol Hill Wells Somerset

- 2 [2026/1234/TCA](#)
T1-2 - Lime - Crown reduction by 4.2m - please see report for details.
Location: East Vicarage St Thomas Street Wells Somerset BA5 2UZ

26/88/P TREES

[2026/1250/TPO](#) – NOTIFICATION ONLY

G1 (M1079) - Multiple Western Red Cedar, 1 Ash, 1 Beech & 1 Yew - Crown lifting & pruning works to improve clearance. See application form for details.
Location: Wells Recreation Ground Silver Street Wells Somerset BA5 1UN

26/89/P APPEALS

[2026/0365/CLE](#)

Application for an existing lawful development certificate for use of the stone building as an office (use class E)
Appeal Location: The Office Willmotts Yard Southover Wells Somerset
Representations to be submitted to the Planning Inspectorate by 28th July 2026

26/90/P SOMERSET LOCAL PLAN

The Chair has sent comments to the Town Clerk.

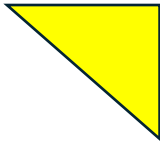
The key points outlined were:

- the number of developments happening within St Cuthbert's Out and the implications to the wider city infrastructure.
- Consideration of climate change as part of planning i.e. ability to retrofit listed buildings with measures such as modern glazing and awnings should be more achievable.
- Active travel
- Accessible homes
- Parking considerations
- S106 clarification in processes on applications

The Mayor added:

- Spatial strategy in relation to missed opportunity for alternatives for primary care
- Environment: RSPB statement read
- Draft engagement not widely advertised or known about

The Committee agreed to delegate to the Town Clerk and the Chair to respond to the consultation.



26/91/P PLANNING & LICENSING ENFORCEMENT

The Chair addressed the comments made by Mr West and agreed to delegate to the Town Clerk to correspond with Lidl and Somerset Council as the enforcement authority and copy Mr West in on that correspondence.

The Town Clerk advised that planning licensing enforcement will become a standing item on the agenda to consider any license or planning issues raised.
The Mayor queried regarding license application and if noise caps could be applied. The Town Clerk to discuss with MP Munt.

The Mayor asked for an update in relation to the Nail Bar. The Town Clerk to receive an update from Somerset Council, it has been reported to enforcement.

The Chair provided an update to committee relating to the application from Budgens, Somerset Council voted against extended operating hours.

Cllr Browne raised concern relating to South Street where a resident has installed a ramp from the road, passed the pavement, resulting in restricted access to the pavement due to parked vehicles. The Town Clerk to report to Somerset Council.

26/92/P ANY OTHER MATTERS OF URGENT REPORT

The Mayor wanted clarification and update relating to TPOs for Palace fields. The Town Clerk to confirm with Somerset Council on TPO progress.

Cllr Browne requested an update relating to the trees on the Cathedral Green application on agenda, the Town Clerk updated that emergency works have been conducted and an update will be provided to the next Open Spaces Committee.

The Chair requested an update in relation to Rona Mezze Bar, the Estates Manager to liaise with Somerset Council.

26/93/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

26/94/P DATE OF NEXT MEETING: Thursday 13th August 2026, 7pm (urgent matters only)

Minutes Signed by the Chair Date