

WELLS CITY COUNCIL

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

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

IN ATTENDANCE: Estates Manager: L Wassell

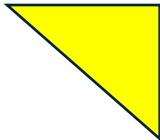
26/79/P DECLARATIONS OF INTEREST

Cllrs S Powell (Chair) and D Orrett declared an interest in item 2026/1196/FUL

26/80/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** 2026/1280/VRC
Variation of condition 2 (Plans List) on consent 2026/0823/HSE (Enlargement of existing bungalow to include front & rear extensions).
Location: 29 Milton Lane Wells Somerset BA5 2QS
Recommendation: Support – Design and appearance
- 2** 2026/1296/LBC
Removal of a non-original internal kitchen wall to form an openplan living space.
Location: Flat 2 East House 11 Chamberlain Street Wells Somerset
Recommendation: Support – Design and appearance
- 3** 2026/1196/FUL
Replacement single storey tennis pavilion
Location: Wells Sports Club Rowdens Road Wells Somerset BA5 1TU
Defer to Somerset due to declarations of interest received
- 4** 2026/1384/FUL
Change of Use from Class E (office) to Class C (residential)
Location: 23 Union Street Wells Somerset BA5 2PU
Recommendation: Support – Design and appearance
- 5** 2026/0331/REM
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
Recommendation: Support – Design and appearance



6 2026/1406/LBC
Part reconstruction of eastern and western rear boundary walls including brickwork repairs, re-pointing and replacement of coping stones.
Location: Natwest Bank 7 High Street Wells Somerset BA5 2AD
Recommendation: Support – Design and appearance

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

Minutes Signed by the Chair Date
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