



WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD UNDER DELEGATED AUTHORITY ON 17TH AUGUST 2026 AT 9AM AT WELLS TOWN HALL

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

IN ATTENDANCE: RFO: C Woodland

26/81/P DECLARATIONS OF INTEREST

Cllr L Agabani an interest in Agenda item 2.2: 2026/1127/LBC

26/82/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 2026/1435/FUL

The conversion of The Old Chapel Bakery into 3 No. 1 Bed residential units (following previous application 2023/0096/FUL, change of use from commercial (E) to residential (C3) 2 new residential units)

Location: The Old Chapel Bakery Union Street Wells Somerset BA5 2PU

Recommendation: Application rejected due to discrepancies between application documents re: parking spaces. Clarification needed.

2 2026/1127/LBC

The proposed repairs comprise the stitching of cracked stone stair treads, the stone column, and cracks within the stone walls using stainless steel dowels, resin, and Helibars as Page 2 of 4 appropriate. All repaired cracks will be finished with lime mortar to match the existing appearance of the stonework.

Location: 14 Market Place Wells Somerset BA5 2RE

Somerset update

The application was previously recorded as 14 Market Place, Wells. The proposal itself relates solely to The Bishop's Eye, which is attached to 14 Market Place, and the application address has therefore been amended to reflect this more accurately.

This amendment is important because The Bishop's Eye is a Grade I listed building, whereas 14 Market Place is a Grade II listed building. We were concerned that the previous address could cause confusion regarding the building to which the application relates.

Recommendation: Referred directly to Somerset Council due to declaration of interest

3 2026/1518/HSE

Single storey rear extension

Location: Sycamore House 2 Mountery Close Wells Somerset BA5 2QW

Recommendation: Approve, design and appearance

4 2026/1520/FUL

Change of use from dwellinghouse (Class C3) to music studio (Class E), changes to roof over link between house & garage & erection of rear extensions to house & link

Location: 3 Mountery Close Wells Somerset BA5 2QW

Recommendation: Approve, design and appearance, ecological habitats

5 2026/1532/FUL

Change of use premises into a single dwelling, demolishing existing two-storey flat roof extension on rear elevation, single storey skittle alley projections and other structures.

Location: The Venue 42 South Street Wells Somerset BA5 1SL

Reject – clarification needed re: number of dwellings, as floors appear to have no interconnecting door.

- 6 2026/0431/FUL and 2026/1295/LBC
Conversion of existing outbuilding to dwellinghouse.
Location: Sherston Mews Priory Road Wells Somerset BA5 1SU
Recommendation: Approve, design and appearance
- 7 2026/1548/FUL and 2026/1549/LBC
The installation solar photovoltaic panels on the west-facing inner roof slope of the Jocelin Range.
Location: The Bishops Palace Market Place Wells Somerset BA5 2PD
Recommendation: Approve, design and appearance, no impact on listed buildings
- 8 2026/1566/LBC
Internal alterations to convert into 2no. residential units. Reconfigure ground-floor retail unit to confirm with 2025/1121/PED. Install Solar PV Panels to roof and block existing door on front elevation. Part retrospective.
Location: 2 Priory Road Wells Somerset BA5 1SY
Recommendation: Approve, design and appearance

26/83/P NOTIFICATION ONLY

- 1 2026/1382/CLP
Certificate of lawfulness of proposed development of Erection of a rear dormer to facilitate a loft conversion; demolition of existing conservatory and formation of rear patio; replacement flat roof and installation of rooflight to rear extension; installation of timber French doors and replacement rear windows; blocking up of selected rear openings; and replacement rainwater goods
Location: 14 Tor Street Wells Somerset BA5 2US

26/84/P TREES

- 1 2026/1440/TCA - **NOTIFICATION ONLY**
SG3 - Mixed Species Shrubs - Removal at ground level, treat stumps & T5- Pittosporum - Removal at ground level, treat stump.
Location: St Thomas Vicarage 94 St Thomas Street Wells Somerset BA5 2UZ
- 2 2026/1440/TCA - **NOTIFICATION ONLY**
SG3 - Mixed Species Shrubs - Removal at ground level, treat stumps & T5- Pittosporum - Removal at ground level, treat stump.
Location: St Thomas Vicarage 94 St Thomas Street Wells Somerset BA5 2UZ
- 3 2026/1430/HDG - **NOTIFICATION ONLY**
Section of 5m of temporary hedgerow removal is required to facilitate a sewer relining scheme being undertaken by Wessex Water Services Ltd. The temporary removal is required to facilitate access for construction machinery to the working area, in the neighbouring field. Upon completion of the scheme, the hedgerow will be replanted following STD836 standards; a copy of this has been submitted with this hedgerow removal application.
Location: Land At 353728 145077 Bubwith Walk Wells Somerset

26/85/P APPEAL DECISIONS

- 1 **Appeal Decision by V Simpson BSc (Hons) MSc MRTPI an Inspector appointed by the Secretary of State**
Decision date: 10th July 2026 - Appeal Ref: 6004112
66 Bath Road, Wells BA5 3LQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Wellington Pub Company against the decision of Somerset Council.
- The application Ref is 2025/1762/FUL.
- The development proposed is change of use and partial demolition of existing building to form a single dwelling together with the erection of four new dwellings.

Decision. The appeal is allowed and planning permission is granted for the change of use and partial demolition of existing building to form a single dwelling together with the erection of four new dwellings, at 66 Bath Road, Wells BA5 3LQ, in accordance with the terms of the application, Ref 2025/1762/FUL, subject to the conditions in the attached schedule.

2 **Appeal Decision by Alison Fish BA (Hons) DipTP MRTPI an Inspector appointed by the Secretary of State**

Decision date: 17 July 2026 - Appeal Ref: 6005993

20 St Thomas Street, Wells, Somerset BA5 2UX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- The appeal is made by Carwardine Developments Ltd against the decision of Somerset Council.
- The application Ref is 2025/1956/PED.
- The development proposed is prior approval of proposed change of use of a building from commercial (Use Class E) to residential (Use Class C3).

Decision. The appeal is dismissed.

26/86/P DATE OF NEXT MEETING: Thursday 17th September 2026, 7pm

Minutes Signed by the ChairDate