

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 17TH SEPTEMBER 2026 AT 7PM AT WELLS TOWN HALL

MEMBERS PRESENT: Cllrs: L Agabani, J Browne, S Eden, J Edmonds, S Powell (Chair),
I Von Mensenkampff

IN ATTENDANCE: Estates Manager: L Wassell
RFO: C Woodland
The Mayor: Cllr D Denis
Somerset Cllr for Wells and MP for Wells and Mendip Hills: T Munt
SCOP Cllr T Hathway
26 members of the public

26/87/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

Cllrs: G Folkard, D Orrett
Town Clerk: H Wilkins

26/88/P DECLARATIONS OF INTEREST

All Cllrs declared an interest in item 6.1
Cllr J Edmonds declared an interest in item 9.1
Cllr S Eden declared an interest in item 7.1

26/89/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING

Cllr S Powell signed the minutes of the meeting held under delegated authority on 18th June 2026 and the meetings held under delegated authority on 31st July and 17th August 2026.

26/90/P ACTIONS FROM PREVIOUS MEETING

Date	Action
	None

26/91/P MEETING OPEN TO THE PUBLIC

7 members of the public wished to speak.

Mr D Foster spoke regarding item 7.2 and clarified the plans included the rooms of the neighbouring house, it was not an application for two dwellings.

The other 6 wished to speak regarding item 7.1.

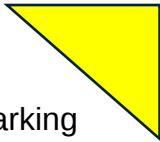
Cllr T Hathway from SCOP voiced his concerns regarding the route of the Strawberry Line along the northern boundary of the application, in relation to keeping the path clear of vegetation growth.

Mr Taylor representing Wells Rugby Football Club (WRFC) mentioned root barrier protection can be put in place to protect any pathways from encroachment from existing or new vegetation.

Julie Heath spoke about the proposed development in relation to accessible housing. Whilst she was pleased changes had been made to plans to include accessible housing, she had concerns that they were all only 1 bedroom properties.

There was an obstacle to change in that Somerset Council (SC) are not providing a set requirement for developers.

A spokesperson for WRFC – The multi user path along the northern boundary would be an accessible route into Wells for that side of the City, and WRFC needs to move. Mick Heath, former Chair and Director of WRFC highlighted how their facilities at Charter Way have become unfit for purpose. Built in 1987 for 1 team they now have



18 teams of different ages / genders. Toilets, changing rooms, kitchen and carparking facilities have been vastly out grown. The City needs proper sports facilities. He presented a petition of over 100 signatures in support of new facilities at Haybridge. D Norris from the developers Boon and Brown spoke regarding changes to plans since last submitted. Plans have changed from 105 proposed dwellings to 97, giving more parking and open space. He addressed concerns raised previously:

Eastern boundary trees – these would be retained.

Full length windows – these would be able to open fully.

The development would be 100% affordable housing through Stonewater Housing Association's Local Letting Policy.

Cllr I Von Mensenkampff requested clarification regarding affordable housing, Mr Norris responded that they would be offered at Social rent which is two thirds of open rent value, and would stay that way.

The Mayor, D Denis expressed the need for climate efficiency, citing the south and south west facing windows and requested clarification regarding wooden window shutters shown in plans. Would the heads of terms mean the housing would be affordable in perpetuity, referring to Wells Neighbourhood Plan this should be 40%.

Cllr J Browne voiced concerns on the strain more housing would have on current services, GPs and schools. Mr Norris responded that as the site is in the Local Plan, the NHS and Education Authorities should have preparation in place.

Cllr S Powell voiced concerns regarding s106 monies associated with the development – no money was available for Wells.

The Committee also received correspondence via email from T Von Hasbenderg regarding accessibility and asked this be recorded in Public speaking section

26/92/P RE-CONSULTATION

Agenda items 7.1 and 7.2 were brought forward in response to matters arising in Public Speaking

- 1 [2025/0547/FUL](#) (7.1) Re-consultation - Additional / revised information received
Demolition of existing clubhouse & floodlighting & the erection of 97 dwellings & associated vehicular & pedestrian access, parking areas, hard & soft landscaping & drainage infrastructure. (Revised drawings rec'd 23.02.2026)
Location: Wells Rugby Football Club Charter Way Wells Somerset BA5 2FB
The Mayor, D Denis, Cllr J Browne and Cllr S Powell all reiterated their concerns which they had already put to Mr Norris.
Cllr L Agabani spoke positively about the developer taking time to listen, and observed that the development at Charter Way was reliant on completion of the new WRFC facilities at Haybridge, the two applications are linked.
The Committee and the Mayor found all were in agreement that sporting facilities for the community are very important.
The Mayor suggested approval with some conditions; that the environmental impact of heat from the south / south west and the battery storage for mobility scooters be studied, and that s106 monies going towards the NHS was necessary.
Cllr Powell agreed the s106 monies being for the benefit of Wells services was of upmost importance.
Cllrs mirrored the concerns relating to accessibility units being only one bedroom, therefore not considering needs of partners or careers, bathrooms not being wet rooms and charging point availability for scooter should be outside of any building.
Cllrs were unanimously in support of the application, with these conditions.

Recommend – Approval with the above conditions

- 2 [2026/1532/FUL](#) (7.2)
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
Cllr S Powell mentioned that the application had previously not been supported because the plans appeared to show the neighbouring dwelling was part of the application, and thanked Mr Foster for his clarification.
The Mayor said the plans were a good design and would enhance the area.
Cllr Powell agreed it would improve street scene.
All Councillors were unanimous in their support.
Recommend: Approval – design and appearance, street scene

26/93/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

- 1 [2026/1553/LBC](#)
Application to retain current features and arrangements to match revised listing description for Cathedral Green, Historic England c2000.
Location: Cathedral Green House Cathedral Green Wells Somerset BA5 2UB
Interest declared: deferred to Somerset Council Planning East
- 2 [2026/1585/HSE](#)
Demolition of existing attached garage & side extension with the erection of double & single storey front/side extensions
Location: 1 Stoberry Avenue Wells Somerset BA5 2TF
Cllr I Von Mensenkampff and the Mayor were both concerned regarding the neighbour's wall and garage mentioned in the Planning Application documents.
All Cllrs agreed the plans need to address the overhang and guttering.
Recommendation: Support with condition to address the above.
- 3 [2026/1378/FUL](#)
Change of use of ground floor to cafe and internal alterations to an existing commercial premises to café, internal alterations including change of use of upper floors to residential, a loft conversion including a rear dormer extension & installation of commercial kitchen extraction & ventilation system.
Location: 8 Queen Street Wells Somerset BA5 2DP
Cllr L Agabani drew attention to the fact an application form was not included in the Planning Portal documents.
Discussion took place regarding concerns over the windows, the neighbours loss of light and privacy, the extraction system and the size of the kitchen.
The Estates Manager confirmed no decision could be made without the formal application form
- 4 [2026/1660/LBC](#)
Application for Listed Building Consent for the proposed window repairs, door repairs and replacement at 21 Chamberlain Street.
Location: Spencer House 21 Chamberlain Street Wells Somerset BA5 2PQ
Cllrs were unanimous in support.
Recommendation: Support - Design and Appearance

26/94/P PAVEMENT LICENCE APPLICATION

- 1 Name of applicant: Ask Italian Restaurants Limited (attached)
Business address: Ask Restaurant, The Market Hall, Market Place, Wells, BA5 2RB

Type of application: Renewal

Cllr J Browne observed the applicant was careful to adhere to their licence and maintaining access at all times.

Recommendation: The Committee supports the principle of premises licences within the Market Place but would like Somerset Council to establish a fair and equitable process for determining the size and curtilage of such licences, ensuring that both new and existing businesses have a fair opportunity to access and utilise the available space.

- 2 Name of applicant: Wendy Leney (attached)
Business address: Market Place Cafe, 3 Market Place, Wells, Somerset, BA5 2RF
Type of application: Renewal
A discussion took place regarding an observation that this area could sometimes be obstructed for pedestrian accessibility due to movement of the pavement furniture. Enforcement is needed. MP T Munt has asked the Lead member of Licencing at Somerset Council to visit Wells to help address this.
The neighbouring business had had an application for a licence rejected due to space, discussion took place whether this was considered fair.
The Estates Manager confirmed that The Town Clerk sought the Committee's approval for a letter to be sent to businesses with pavement licences around the Market Place to reiterate the need for accessibility and adherence to licence terms. Committee supported this action.
Recommendation : The Committee supports the principle of premises licences within the Market Place but would like Somerset Council to establish a fair and equitable process for determining the size and curtilage of such licences, ensuring that both new and existing businesses have a fair opportunity to access and utilise the available space.

26/95/P TREES

- 1 [2026/1567/TCA](#) - NOTIFICATION ONLY
T8 - Raywood Ash - canopy reduction, T14- False acacia – cut back, T-19 Tulip Tree - lift canopy, T20 - Magnolia - cut back.
Location: Cathedral Offices, Chain Gate, Cathedral Green Wells Somerset
- 2 [2026/1596/TCA](#) - NOTIFICATION ONLY
T1 Sycamore 2 metre reduction
Location: Sycamore House, 2 Mountery Close, Wells Somerset BA5 2QW
A discussion took place regarding a tree notification on a previous agenda on the Little Theatre site – it was inaccurate in the Wells Voice that the Council had approved due to it being notification only.

26/96/P TREES – TPO APPLICATION

Somerset Council Wells No.77 (2026) East Vicarage St Thomas Street Wells Somerset
Tilia x 2 (M1410)
The Order takes immediate effect from the date it was made. The Order takes effect on a provisional basis only. It still needs to be confirmed by the Local Planning Authority. If the TPO is not confirmed within six months from the date on which it was made, the provisional protection comes to an end.

If you would like to make any objections or other comments, please make sure we receive

them in writing by 29th September 2026. Your comments must:

- specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made in the case of an objection, must state the reasons for the objection.

26/97/P ANY OTHER MATTERS OF URGENT REPORT

The Mayor had been part of a meeting with Somerset Planning, regarding changes as to which applications will go to Committee at Somerset Council and which will be determined by the Planning Officers. The Town Clerk should be receiving this information in the coming week and will circulate to Cllrs.

The Mayor passed on information that under the National Planning Framework, East Somerset (formerly Mendip) has the highest requirement to provide new housing in the area.

The Estate Manager referred to correspondence received from the Clerk of SCO Parish Council regarding the relocation of the Godney Gathering. The site is nearer Wells and would impact traffic and sound pollution.

Cllr Eden observed that any relocation would need to take place under the guidance of a Somerset Council Safety Advisory Group whose role is to assess any impact and that this should be added to any recommendation.

The Estates Manager informed the Committee that should they directly receive any correspondence from an applicant or planning consultant, this information should be directed to the Town Clerk for dissemination to Councillors. The Planning consultant or applicant should be advised that they require to submit to Somerset Council for inclusion on the Planning Portal, which may activate a re-consultation.

The Planning meeting expected on 15th October 2026 has been cancelled due to the Civic Occasion of the investiture of the New Vicar at St Cuthbert's Church. Discussion took place that two months between meetings is too long, given response deadlines, and perhaps a meeting could be held before October's Full Council meeting. The Estates Manager observed any changes to the published diary of meetings would have to be approved by Council, this will be taken to the Full Council meeting next week Thursday 24th September.

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: tbc

Minutes Signed by the Chair

Date