

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD UNDER DELEGATED AUTHORITY ON 5TH OCTOBER 2026 AT 9.30AM AT WELLS TOWN HALL

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

IN ATTENDANCE: Town Clerk: H Wilkins

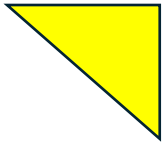
26/100/P DECLARATIONS OF INTEREST

Cllr D Orrett declared an interest in application 2026/1818/HSE

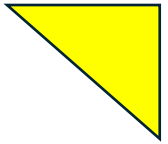
26/101/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

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** 2026/1685/FUL
Conversion of existing curtilage listed Coach House to form 2no. bedroom dwelling.
Location: The Old Vicarage St Thomas Street Wells Somerset BA5 2UZ
Recommendation: Support
Material consideration: Adequate parking and standard of construction. Provision of plan for the location of bin stores
- 2** 2026/1684/LBC
Conversion and minor alteration to include replacement windows and doors of an existing Coach House to form a 2no. bedroom dwelling
Location: Old Vicarage Cottage, St Thomas Street Wells Somerset BA5 2UZ
Recommendation: Support
- 3** 2026/1768/VRC
Variation/Removal of condition 14 (Opening Hours) on planning consent 2013/2124/REM (Variation of conditions 12,14 and 15 of permission 2011/0624 to amend operational hours)
Location: 6 Bath Road Wells, Somerset BA5 3LF
Recommendation: Object
- 4** 2026/1767/HSE
Erection of a single-storey summer house within the front garden of the existing dwelling, for use as ancillary accommodation for purposes incidental to the enjoyment of the dwelling.
Location: Jabelama 12A Ash Lane Wells Somerset BA5 2LU
Recommendation: Support
- 5** 2026/1818/HSE
Erection of detached outbuilding
Location: 59 Ash Lane Wells Somerset BA5 2LW
Recommendation: Support



- 6 2026/1841/HSE
Application to renew existing planning approval (2023/1896/HSE) to replace existing garage with new garage including home office/studio.
Location: 117 Portway Wells Somerset BA5 2BR
Recommendation: Support
- 7 2026/1839/HSE
Proposed demolition of side porch and erection of side extension and formation of parking space.
Location: 52 Jocelyn Drive Wells Somerset BA5 2ER
Recommendation: Support
- 8 2026/1843/LBC
Listed building consent application for the repair of chimney stack, side window and roof tiles to 5 St John Street.
Location: 5 St John Street Wells Somerset BA5 1SW
Recommendation: Support
- 26/102/P NOTIFICATION ONLY**
- 2026/1838/CLP
Certificate of lawfulness of proposed single-storey nursery block, outdoor play area enclosed by picket fencing and re-provision of cycle store, enclosed bin store, buggy parking and level access arrangements.
Location: Stoberry Park Infants School North Road Wells Somerset BA5 2TJ
- 26/103/P APPEALS**
- 1 026/0227/FUL - Appeal reference 6015778
Demolition of existing skittle alley and construction of pool house and ancillary accommodation (updated plan received)
Appeal Location: Sherston House Priory Road Wells Somerset BA5 1SU
- 26/104/P PAVEMENT LICENCES**
- 1 **Application for a pavement licence - Stage 1 SC874761513 RENEWAL**
(attached)
The closing date for any objections made against the application is *01/10/2026*.
The reasons for the objection must be detailed, made in writing or by email and received no later than 23:59 hours on that day.
The grounds that we will consider in making a decision on the application are set out in section 3 of the Act:
<https://www.legislation.gov.uk/ukpga/2020/16/contents/enacted>
Location: Costa coffee, 16 HIGH STREET, WELLS, BA5 2SG
- 26/105/P TREES**
- 1 026/1762/TPO - NOTIFICATION ONLY
T1, T2 (M1021 Group) Upper Canopy Reduction
Location: East Vicarage St Thomas Street Wells Somerset BA5 2UZ
- 2 2026/1828/TCA
T1 - Common Hazel - Crown Reduction



Location: Fig Tree Cottage 38 North Road Wells Somerset BA5 2TL

26/106/P ANY OTHER MATTERS OF URGENT REPORT
None received.

26/107/P DATE OF NEXT MEETING: Thursday 22nd October 2026, 7pm

Minutes Signed by the ChairDate