WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 22nd OCTOBER 2026 AT 6PM AT WELLS TOWN HALL

MEMBERS PRESENT: Cllrs: L Agabani (Vice Chair), D Denis (Mayor), S Eden

IN ATTENDANCE: Town Clerk: H Wilkins
Estates Manager: L Wassell
WCC Staff: C Hobbs
1 member of the public

26/108/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS
Cllrs: G Folkard, D Orrett, S Powell (Chair), I Von Mensenkampff

26/109/P NON ATTENDANCE: Cllrs: J Browne, J Edmonds

26/110/P DECLARATIONS OF INTEREST
None received

26/111/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING
Cllr L Agabani signed the minutes of the meetings held on 17th September 2026 and 5th October 2026 under delegated authority.

26/112/P ACTIONS FROM PREVIOUS MEETING

Date	Action
	None

26/113/P MEETING OPEN TO THE PUBLIC
No members of the public wished to speak

26/114/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

2026/1748/HSE
Erection of timber potting shed in front garden
Location: Three Gables North Road Wells Somerset BA5 2TL .
Recommendation: Support

2 2026/1923/HSE
Erection of detached garage.
Location: 28 Wood Close Wells Somerset BA5 2GA
Recommendation: Support

3 2026/1993/FUL and 2026/1994/LBC
Introduction of two structural steel beams and replacement of modern shopfront at ground floor level.
Location: 29 High Street Wells Somerset BA5 2AA
Recommendation: Support

26/115/P NOTIFICATION ONLY

1 2026/1862/CLP
Loft conversion with rooflights and rear flat roof dormer.
Location: 11 Lewmond Avenue Wells Somerset BA5 2TS

2 2026/1959/PAH
Single storey rear extension to rear of the dwelling by 3.825, with eaves height of 3m and an overall height of 3.2m to provide additional accommodation.
Location: 1 Stoberry Avenue Wells Somerset BA5 2TF

26/116/P TREES

1 2026/1893/TCA – **NOTIFICATION ONLY**
T1-Boxleaf Acer-Re-pollard
Location: 40A South Street Wells Somerset BA5 1SL

2 2026/1850/TCA - **NOTIFICATION ONLY**
T1 - Birch - Crown reduction by approx.. 4m & rebalance crown, with pruning cuts no greater than 75mm
Location: The Bishops Palace Market Place Wells Somerset BA5 2PD

26/117/P ANY OTHER MATTERS OF URGENT REPORT
Cllr D Denis reminded the Committee that as of 1st November there will be changes to the Planning process. There will be two categories. Applications for fewer than 100 houses and applications for over 100 houses and houses that fall under England Heritage. Objections or Officer disagreement to applications in group 2 will then be put to Somerset Planning Committee.
The Town Clerk clarified that the changes mean that Somerset local planning authority has more control of the process and reduces the time applications take to process.
A brief discussion took place regarding the opportunities that the public will have to give opinions to applications and these changes are national changes.
The Town Clerk assured that it opens up opportunities for Wells City Council to contact officers and applications will still require consideration, but in a faster paced process.

The Facilities Manager reported that she had been asked to look into works taking place at an address in Chamberlain street, but was informed that an application had been received and would appear on the Planning Advisory agenda on 19th November 2026.

The Town Clerk mentioned that there would be an item pertaining to the Godney Gathering, scheduled for 12th July 2027 as the new location, although not in the Parish of Wells City, is in a neighbouring Parish of St Cuthbert Out and Wells' roads may be impacted.

26/118/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

26/119/P DATE OF NEXT MEETING: Thursday 19th November 2026, 7pm

Minutes Signed by the Chair …….

Date …….....……...