WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 19th NOVEMBER 2026 AT 7PM AT WELLS TOWN HALL

MEMBERS PRESENT: Cllrs: L Agabani (Vice Chair), D Denis (Mayor) S Eden, G Edmonds, G Folkard, D Orrett, S Powell (Chair),

IN ATTENDANCE: Estates Manager: L Wassell
WCC Staff: E Thompson
2 members of the public

26/124/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS
None received

26/125/P NON ATTENDANCE: Cllrs: J Browne

26/126/P DECLARATIONS OF INTEREST
Cllr S Powell declared an interest in items 26/130/P 3 and 26/130/P 5

26/127/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING
Cllr S Powell signed the minutes of the meetings held on 22nd October 2026 and 6th November 2026 under delegated authority.

26/128/P ACTIONS FROM PREVIOUS MEETING

Date	Action
	None

26/129/P MEETING OPEN TO THE PUBLIC
M Phillisкirk raised concerns about access from Lethbridge Rd to the Strawberry Line, and has met with St Cuthbert(Out)Parish. Concerns that when Rugby club land is sold and developed, access will be completely shut off. Right Of Way not being maintained by SCC at present. Cllr S Powell thanked M Phillisкirk for bringing his concerns to attention, and requested he email a copy of his concerns raised to the Town Clerk.
M Phillisкirk left the meeting.

C Simons raised concerns regarding the current situation with Waitrose delivery lorries. Possibly not employing correct protocol, the use of “banksmen” to manage traffic and pedestrians when the articulated lorries are backing into Waitrose, off Whiting Way. It’s a concern as the site is near a school, and especially now we are in Winter and it is darker. C Simons has contacted SCC and Waitrose. Cllr S Powell thanked C Simons for raising the point and advised that WCC would also write to Somerset Council.
Cllr G Folkard arrived at this time.

26/130/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

1 2026/0286/S106M

Modification of Schedule 2 of S106 relating to 2023/1275/FUL to vary trigger for payment of affordable housing to on or before occupation of 50% of the dwellings.
Location: Wells Police Station 18 Glastonbury Road Wells Somerset
Recommendation: Support: Design and appearance (1 objection)

2 2026/2107/HSE
Loft conversion at rear with flat roof dormer & rooflights to front
Location: St Mawes Clements Close Wells Somerset BA5 1UF
Recommendation: Application deferred by Somerset County Council to a later date due to lack of provision of correct plans by the agent.

3 2026/2100/LBC
Listed Building Consent for the replacement of drive surface to the existing drive of Mullins House.
Location: 2 Mullins House New Street Wells BA5 2ST
Recommendation: Support, Design and Appearance

4 2026/2119/LBC
Removal of chimney stack, re-build to the same dimensions and finish as current render.
Location: Flat 4 St Cuthberts Lodge 40 Chamberlain Street Wells Somerset
Recommendation: Support, Design and Appearance

5 2026/2137/LBC
Replacement of existing access gates.
Location: Jocelyn House 11 North Liberty Wells Somerset BA5 2SS
Recommendation: Support, Design and Appearance

6 2026/2048/HSE
Additional storey, including front extension & recladding of existing carport & garage
Location: 43 Bath Road Wells Somerset BA5 3HR
Recommendation: Support with condition of frosted glass in bathroom windows overlooking neighbouring bungalow. Design and Appearance

26/131/P NOTIFICATION ONLY

1 2026/2017/CLP
Application for a proposed lawful development certificate for a new parking layout, demolition of extension (approved under 2024/0014/FUL). Application refers to 23 & 23a units which made up the building and are contained within the application boundary.
Location: 23 Broad Street Wells Somerset BA5 2DJ

2 2026/2114/CLP
Certificate of lawfulness of proposed perimeter edge planting/hedging to open garden area and inclusion of front gate to access garden..
Location: Shrewsbury House Mill Street Wells Somerset BA5 2AS

26/132/P TREES

1 2026/2142/TCA
T1, T2 T3- Declining willow- Fell to ground level,
Location: Fairhaven Silver Street Wells Somerset BA5 1UN

26/133/P NEIGHBOURHOOD PLAN

A discussion took place regarding the value of the creation of the Neighbourhood Plan, at the conclusion of the current in 2029, due to changes in National Legislation and the associated costs which the Estates Manager provided of circa £25k based on the figures provided by the RFO. Committee highlighted that there was additional grant funding of approximately £6k which was not included in the cost provided, the Estates Manager advised she would seek clarification from the RFO regarding this grant funding. The committee proposed a simplified, clearer version of a Neighbourhood Plan be produced at a reduced budget. Estates Manager advised she would scope costs associated with adopting a Neighbourhood Plan as an internal project and compile a paper for the next Finance Committee for consideration.

26/134/P WOODLAND MANAGEMENT PLAN

With regards to an area around Park Woods where a cutting and re-planting scheme has been proposed by Forestry Commission on behalf of the Church Commissioners. St Cuthbert Out Parish Council have written a letter rejecting such a plan, as there were multiple concerns (previous commitments to re-plant had not been upheld, the report contains inaccuracies about the types of trees present, and was generally considered an unsatisfactory report).

Estates Manager proposed the committee delegate the Town Clerk and Chair of Planning, to review the documentation and take into consideration the views held by committee to support St Cuthbert Out Parish Council in their response, and work with the chair to respond. Committee agreed unanimously.

26/135/P ANY OTHER MATTERS OF URGENT REPORT

None received

26/136/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

26/137/P DATE OF NEXT MEETING: Thursday 17th December 2026, 6pm

Minutes Signed by the Chair ……Date ……..……..