

ST CUTHBERT (OUT) PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN COXLEY MEMORIAL HALL, COXLEY ON WEDNESDAY 12TH JULY 2017, 7:00PM

PRESENT: Cllrs M Gilson; J Henderson; M Lunnon; J Reeves; J Zorab.

IN ATTENDANCE: Ms Michele Exton (Parish Clerk) and one Member of the Public.

01. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Cllrs E Danson; M Hayden; V Hill; T Mallinson.

02. DECLARATIONS OF INTEREST

All Cllrs declared a PERSONAL interest in planning application 2017/1664.

03. EXCLUSION OF THE PRESS AND PUBLIC

No items for exclusion.

04. PUBLIC QUESTION TIME

A Member of the Public spoke in support of planning application 2017/1711.

05. MINUTES OF ST CUTHBERT OUT PARISH COUNCIL PLANNING COMMITTEE HELD ON WEDNESDAY 28TH JUNE 2017

RESOLVED: To approve the minutes of the Planning Committee held on Wednesday 28th June 2017.

06. APPLICATIONS FOR RECOMMENDATION

All planning applications can be viewed in detail from www.mendip.gov.uk. Members of the Public are welcome to express their views at the Parish Council Planning Committee as well as direct to Mendip District Council.

| No. & Officer | Detail | Type |
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| 2017/1626 Daniel Foster | Garage conversion and improvements, alterations to existing store building and erection of detached timber open fronted garage. Sharcombe Holt, Sharcombe Lane, Dinder BA5 3PF RECOMMENDED: REFUSAL The Council cannot make a decision as it is not clear from the plans where the location of the garage conversion is. The Council would like clearer plans. | HSE |
| 2017/1664 Kelly Pritchard | Erection of dwelling house with self-contained annexe. Mid Hay Farm, Haydon Drove, Haydon BA5 3EH RECOMMENDED: APPROVAL | FUL |

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| 2017/1711 | Replacement of barn approved under permitted development for the conversion to a single dwelling, with a highly energy-efficient contemporary dwelling. | FUL |
| Lynsey Bradshaw | Barn at Hill House Farm, Launcherley BA5 1QJ RECOMMENDED: APPROVAL | |

07. TO NOTE PLANNING PERMISSION APPROVED

The following applications have been considered by Mendip District Council via the Planning Application process.

The 'Dec.' column refers to the decision by Mendip District Council, which will be either 'APPROVAL' (A), 'REFUSAL' (R) or if the Application has been 'WITHDRAWN' (W). Items marked with an '*', have been determined contrary to Parish Council recommendation.

| No. & Officer | Detail | Dec. A/R/W |
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| 2017/1330 HSE Conrad Rodzaj | Erection of double garage with ancillary accommodation above. Prospect Farm Barn, Woodford Road, Launcherley BA5 1QJ RECOMMENDED: APPROVAL | |
| 2017/1394 HSE Conrad Rodzaj | Proposed single storey extension. 8 Vicarage Close, Coxley BA5 1RL RECOMMENDED: APPROVAL | |
| 2017/1470 TPO Bo Walsh | Works to 14 trees in a conservation area (T365, T367, T369, 2xT372, T373, 2x T376, T385, T387, T390, T392, T397) Dinder House, The Rookery, Dinder BA5 3PB RECOMMENDED: APPROVAL | |
| 2017/1607 TCA Bo Walsh | To remove to ground level a mature Leyland Cypress at the bottom of the garden that has had the co-dominant stem union at 5metres fail leaving an exposed rip wound that a decay column is likely to progress into and cause the eventual failure of the remaining upper stem. 2 New Buildings, Long Lane, Dinder BA5 3PQ RECOMMENDED: APPROVAL | |
| 2017/1526 HSE Kelly Pritchard | Repair and renovate the existing stabling and barn outbuildings to provide a gym, snooker room, socialising space and guest living accommodation; and to the greenhouse structure, to repair and extend the existing building to provide a new enclosed swimming pool with associated changing room, sauna and plant. Wookey House, Kennel Batch, Wookey Hole BA5 1AY RECOMMENDED: APPROVAL | |

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| 2017/1527 LBC Kelly Pritchard | Repair and renovate the existing stabling and barn outbuildings to provide a gym, snooker room, socialising space and guest living accommodation; and to the greenhouse structure, to repair and extend the existing building to provide a new enclosed swimming pool with associated changing room, sauna and plant. Wookey House, Kennel Batch, Wookey Hole BA5 1AY RECOMMENDED: APPROVAL | |
| 2017/1539 FUL Lynsey Bradshaw | Extension of livestock building/cattle cubicles. New Manor Farm, Polsham Lane, Polsham BA5 1RP RECOMMENDED: REFUSAL The Council cannot make a decision as it is not clear if this is a Full Application or Retrospective Approval. The application's description does not indicate that it is a retrospective application. The front cover of the Cooper & Tanner supporting documentation is titled "Retrospective Planning Application". | |
| 2017/1238 TPO Bo Walsh | Works to 11 trees protected by TPO. Knapp Hill Farm, Knapp Hill, Wells BA5 3HT RECOMMENDED: APPROVAL | A |
| 2017/1106 HSE Conrad Rodzaj | Erection of car port Tower House, Peace Close Lane, West Horrington BA5 3ED RECOMMENDED: APPROVAL | |
| 2017/0491 FUL Lynsey Bradshaw | Erection of 2 sheds for goats with associated hard standing and storage. Wellesley Cottage, Upper Wellesley Lane, Dulcote BA5 3QA RECOMMENDED: APPROVAL | A |
| 2017/1047 OTS Kelly Pritchard | Outline application for the erection of two dwellings and the provision of six parking spaces. Riverside Restaurant, Glastonbury Road, Coxley BA5 1QT RECOMMENDED: APPROVAL | A |
| 2017/1218 FUL Daniel Foster | Residential redevelopment of redundant farmyard with 7 residential dwellings. Middle Farm, Peace Close Lane, West Horrington BA5 3ED RECOMMENDED: APPROVAL | |
| 2017/1224 FUL Lynsey Bradshaw | Demolition of existing bungalow and garage and erection of new 4-bed detaching dwelling. Cabriolarn, Titlands Lane, Wookey Hole BA5 1BD RECOMMENDED: APPROVAL | |

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| 2017/1029 VRC | Application to remove condition 2 (limiting the occupation of the units only by tourists and not a sole or main place of residence) attached to planning permission 2009/1574 in relation to the units known as The Forge, Mow Barton, The Granary, Middle Barn, The Byre, The Stall, The Piggery, The Stable and The Hayloft. | |
| Daniel Foster | Wellesley Park, Wellesley Lane, Dulcote BA5 3QB RECOMMENDED: APPROVAL | |
| 2017/1030 VRC | Application to remove condition 2 (limiting the occupation of the units only by tourists and not a sole or main place of residence) attached to planning permission 2009/1574 in relation to the units known as The Cider Press, The Dairy, The Cheeseroom and Wellesley House. | |
| Daniel Foster | Wellesley Park, Wellesley Lane, Dulcote BA5 3QB RECOMMENDED: APPROVAL | |
| 2017/1032 VRC | Application to remove condition 3 (limiting the occupation of the units only by tourists and not a sole or main place of residence) attached to planning permission 2011/3057. | |
| Daniel Foster | Wellesley Park, Wellesley Lane, Dulcote BA5 3QB RECOMMENDED: APPROVAL | |
| 2017/1033 VRC | Application to vary condition 10 attached to planning permission 2009/1149 to limit the use to ancillary to the residential units at Wellesley Park (removing the current reference to the tourism accommodation). | |
| Daniel Foster | Wellesley Park, Wellesley Lane, Dulcote BA5 3QB RECOMMENDED: APPROVAL | |
| 2017/0906 HSE | Erection of part single and part two storey side extension to existing annexe. | |
| Lynsey Bradshaw | Mendip House, Old Frome Road, Wells BA5 3DH RECOMMENDED: APPROVAL | |
| 2017/0995 HSE | Reinstate existing tennis court by adding a new surface finish, constructing a new fence enclosure, forming a new access to the garden, upgrading and restoring the existing pavilion and rubble stone walls. | |
| Howard Warren | Wookey House, Kennel Batch, Wookey Hole BA5 1AY RECOMMENDED: APPROVAL | |
| 2017/0996 LBC | Reinstate existing tennis court by adding a new surface finish, constructing a new fence enclosure, forming a new access to the garden, upgrading and restoring the existing pavilion and rubble stone walls. | |
| Howard Warren | Wookey House, Kennel Batch, Wookey Hole BA5 1AY RECOMMENDED: APPROVAL | |

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| <p>2017/0688 VRC</p> <p>Oliver Marigold</p> | <p>Variation of conditions 7 (sample panel), 8 (landscaping), 10 (estate roads), 13 (provision of woodland habitat) and 18 (car and cycle parking) of planning permission 2013/1033, to allow highway (s278) works to start before details in respect of these conditions have been submitted and approved by the Local Planning Authority.</p> <p>Land off Wookey Hole Road, Wells</p> <p>RECOMMENDED: REFUSAL</p> <p>Condition 8</p> <ol style="list-style-type: none"> 1. Destruction of hedgerow, wildlife habitat (currently bird nesting season) and wild flowers. The Preliminary Highway Layout Sheet for the application 2017/0022 shows that the hedges would be retained with a footpath between the hedgerow and road from the entrance towards Wells. The Planning Committee does not consider that this is possible and that the hedge would have to be removed. On application 2013/1033, the Illustrative Master Original Plan shows a footpath with the hedge removed. Condition 2 (d) Approval of details of the landscaping of the site with reference to Condition 4 (a) All hard and soft landscaping within the site (including boundary treatments) and a programme of implementation require approval of the details from the Local Planning Authority in writing before any development is commenced. 2. It would be better for pedestrians that the hedgerow is between the road and the pavement. 3. The applicant has not supplied sufficient information as to what s278 works are to be carried out. | |
| <p>2016/2582 FUL</p> <p>Lynsey Bradshaw</p> | <p>The demolition of existing children’s nursery and the erection of a new children’s nursery and 2 no dwellings to financially cross subsidise development (re-submission) Additional information received 21/03/2017 including risk assessment and revised site plan).</p> <p>Tree House Day Nursery, School Lane, South Horrington Village BA5 3DL</p> <p>RECOMMENDED: APPROVAL</p> <p>PREVIOUS RECOMMENDATION: REFUSAL subject to risk assessment and net locations, designs and maintenance.</p> | |
| <p>2016/2583 DUB</p> <p>Lynsey Bradshaw</p> | <p>The demolition of existing children’s nursery and the erection of a new children’s nursery and 2 no dwellings to financially cross subsidise development (re-submission) (Additional information received 21/03/2017 including risk assessment and revised site plan).</p> <p>Tree House Day Nursery, School Lane, South Horrington Village BA5 3DL</p> <p>RECOMMENDED: APPROVAL</p> <p>PREVIOUS RECOMMENDATION: REFUSAL</p> | |

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| <p>2016/2584 LBC</p> <p>Lynsey Bradshaw</p> | <p>The demolition of existing children’s nursery and the erection of a new children’s nursery and 2 no dwellings to financially cross subsidise development (re-submission) (Additional information received 21/03/2017 including risk assessment and revised site plan).</p> <p>Tree House Day Nursery, School Lane, South Horrington Village BA5 3DL</p> <p>RECOMMENDED: APPROVAL PREVIOUS RECOMMENDATION: REFUSAL</p> | |
| <p>2017/0293 HSE Conrad Rodzaj</p> | <p>Rear extension to replace existing conservatory.</p> <p>Deer Leap, Titlands Lane, Wookey Hole BA5 1BD</p> | |
| <p>2017/0022 FUL</p> <p>Oliver Marigold</p> | <p>An application for 203 Residential dwellings and associated public open space, landscaping and infrastructure.</p> <p>Land at 353491 146562 Wookey Hole Road, Wells</p> <p>RECOMMENDED: APPROVAL subject to the following conditions and comments:</p> <ol style="list-style-type: none"> 1. A maintenance charge to be levied on each property to protect the Parish Council from the maintenance costs of the green spaces. 2. The Parish Council welcome the increase in the number of houses but with the provisos that the extra housing is affordable and there is no increase in density above the current 203 homes. 3. Security fencing to be erected on the west boundary to prevent encroachment onto private land. 4. Protection required from future development for the public open spaces surrounding the site. 5. The adjoining land (edged blue on the plans) to be designated exclusively for community and school use and not housing. 6. Section 106 funding to be secured for a community facility on the adjoining land (edged blue on the plans). 7. The Parish Council would like to know if there are any more details on the proposed school and who is going to fund it? 8. Point 2.3.19 of the proposed Framework Travel Plan is unrealistic. Consultation with Somerset County Council Routes for Schools is necessary to ensure safe crossing from this site. 9. Funding is needed for a crossing on Wookey Hole Road and Highways to be consulted. 10. There needs to be an adequate pathway front of the site on Wookey Hole Road. 11. All paths should be of a suitable gradient and hard surfaced for disabled access. 12. There should be a 2 metre wide disabled accessible and cycle friendly path onto St Cuthberts Avenue. 13. The access paths onto the old Strawberry Line need to be disabled accessible. 14. Section 106 funding to be secured to support the costs of the 67 bus service for a defined long-term period. 15. The sewage system to be updated to ensure it has the capacity for the development. The sewage company to confirm that the pumping station is capable of dealing with the additional volume of both waste and flood risk. 16. There are major concerns about the adequacy of all infrastructure. 17. St Cuthbert (Out) Parish Council request that they are represented at Section 106 negotiations. 18. St Cuthbert (Out) Parish Council request that a Bovis representative attends any future meetings to present their plans, especially if they require amendements. <p>The Planning Committee are in full agreement with the comments already made by the neighbouring Parish Wells City Council.</p> | |

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| 2017/0149 FUL Kelly Pritchard | New private drive and access to the public highway. Slab House, Bath Road, Haydon, Wells BA5 3EQ RECOMMENDED: APPROVAL | |
| 2016/3103 CNT Bob Mills | Development of waste management facility at the Green Ore Farm Waste Composting Site including a weighbridge and office/staff facilities. Green Ore Farm, Roemead Road, Green Ore BA5 3EP RECOMMENDED: REFUSAL Environmental effects of the development (near Nature Reserve, noise and dust generation, water source protection zone, lead contaminated site). Landscape and visual impacts (near ANOB, inappropriate site location, detrimental to local area, scale of operation). Impact on transportation system (increased HGV movement and road miles – distance to collect materials). Operating issues (hours of operation). | |
| 2016/2925 FUL Kelly Pritchard | Installation of septic tank. Dursdon Drove Farm, Dursdon Drove, Rookham BA5 3AW RECOMMENDED: APPROVAL subject to Environment Agency approval (note: no information was supplied with this application). | |
| 2016/2976 HSE Conrad Rodzaj | Proposed two storey and single story side and rear extensions, first floor side extension and replacement roof. Alterations to access. Treetops, Woodford Road, Woodford BA5 1QQ RECOMMENDED: APPROVAL | |
| 2016/2988 VRC Oliver Marigold | Application for variation of condition 2 (drawing numbers) on planning permission 2016/1137/FUL. Land at Castle Lane, Wookey RECOMMENDED: APPROVAL | |
| 2016/1156 OTS Anna Clark | Application for Outline planning permission (with all matters reserved) for a food production campus (use class B2), comprising food production, dispatch, offices, cookery academy and associated infrastructure and landscaping (amended plans received 11th and 12th May 2016). Dulcote Quarry, Dulcote Hill Lane, Dulcote BA5 3PZ | |
| 2017/1169 CNT Dulcote Quarry, Dulcote Hill Lane, Dulcote BA5 3PY | Water Treatment Plant. | |
| 2017/2426 FUL | Change of use, extension and conversion of agricultural building to dwelling house. Green Ore Farm, Roemead Road, Green Ore BA5 3EP | A |

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| 2017/1397 APP | Application for approval of details reserved by condition 5 (Construction Traffic Management Plan) on planning consent 2016/3136/FUL. New Chicken Unit, Frome Road, East Horrington BA5 3DR | A |
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08. DATE AND VENUE OF NEXT MEETING

Wednesday 2nd August 2017, Coxley Memorial Hall, Coxley at 7pm.