

# ST CUTHBERT (OUT) PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN COXLEY MEMORIAL HALL, COXLEY ON WEDNESDAY 13<sup>TH</sup> SEPTEMBER 2017, 7:00PM

**PRESENT:** Cllrs J Baker; M Gilson; J Henderson; M Hayden; V Hill; M Lunnon; J Zorab.

**IN ATTENDANCE:** Ms Michele Exton (Parish Clerk) and 8 Members of the Public.

**01. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Cllrs E Danson; T Mallinson.

**02. DECLARATIONS OF INTEREST**

**02.01.** Cllrs Lunnon and Hill declared a PERSONAL interest in planning applications 2017/2109 and 2017/2316.

**02.02.** There were no requests for dispensations for disclosable pecuniary interests.

**02.03.** There were no requests for dispensation.

**03. EXCLUSION OF THE PRESS AND PUBLIC**

No items for exclusion.

**04. PUBLIC QUESTION TIME**

4 Members of the Public spoke on application 2017/2109 and 3 Members of the Public spoke on application 2017/2282.

**05. MINUTES OF ST CUTHBERT OUT PARISH COUNCIL PLANNING COMMITTEE HELD ON WEDNESDAY 23<sup>RD</sup> AUGUST 2017**

This item was deferred.

**06. APPLICATIONS FOR RECOMMENDATION**

All planning applications can be viewed in detail from [www.mendip.gov.uk](http://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
2017/1941  Howard Warren	Retrospective listed building consent for installation of new boiler with exterior condensate pipe.  St Thomas House, Moffats Drive, South Horrington Village BA5 3LA <b>RECOMMENDED: APPROVAL</b>	LBC

2017/2109	Use of land for the holding of private events/functions, including temporary marquees, car parking and camping (mixed use, retaining existing uses of land for agriculture/uses permitted by previous planning permissions).	FUL
Daniel Foster	Woodford Farm, Woodford Farm Road, Woodford BA5 1QQ <b>RECOMMENDED: APPROVAL</b> <b>conditions and comments:</b> <b>The applicant to have regard for neighbours:</b> <ul style="list-style-type: none"> <li>• <b>The music to be turned off and the bar to be closed by midnight.</b></li> <li>• <b>The applicant to ensure that visitors leave the site quietly.</b></li> <li>• <b>The applicant to ensure there is sufficient parking for visitors.</b></li> </ul>	
2017/2282	Demolition of former hotel building and construction of 10 no. new homes with associated garages, parking and landscaping.	FUL
Daniel Foster	Coxley Vineyard, Main Road, Coxley BA5 1 RQ <b>RECOMMENDED: APPROVAL</b> <b>comment: A request for Section 106 monies to provide suitable pedestrian access to the existing public services in Coxley.</b>	
2017/2268	Proposed single storey extension to side elevation (south), external alterations on the front elevation (west) and associated internal alterations.	HSE
Lynsey Bradshaw	31 Wells Road, Wookey Hole, Wells BA5 1DN <b>RECOMMENDED: APPROVAL</b>	
2017/2316	Two storey side extension.	HSE
Lynsey Bradshaw	Tower House, Peace Close Lane, West Horrington BA5 3ED <b>RECOMMENDED: APPROVAL</b>	

## 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
2017/1957 FUL Lynsey Bradshaw	Change of use of agricultural to domestic.  Land to Rear of 2 Prospect Cottages, Lower Wellesley Road, Launcherley BA51QJ <b>RECOMMENDED: APPROVAL</b> <b>The Council would not like any development on this land.</b>	

2017/2098 TCA  Bo Walsh	Remove two Mediterranean cypress trees (T1 & T2) and replant with two holly trees.  5-6 The Old Dairy, Giles Farm, Gilbert Scott Road, South Horrington Village BA5 3BW <b>RECOMMENDED: APPROVAL</b>	
2017/1682 FUL  Kelly Pritchard	Installation of a telegraph pole 8m tall in the corner of the field by the road to host low power WiFi radios.  Land at 357492 147206 Bath Road, West Horrington <b>RECOMMENDED: APPROVAL</b>	<b>A</b>
2017/1494 HSE Kelly Pritchard	Single storey rear extension.  28 The Vineyards, Coxley BA5 1FN <b>RECOMMENDED: APPROVAL</b>	<b>A</b>
2017/1935 FUL  Kelly Pritchard	Erection of an agricultural building for the storage of plant machinery and hay/feed stock.  Land to the North of Orchard Byre, Polsham Lane, Polsham BA5 1RP <b>RECOMMENDED: APPROVAL condition and comment: The building to be tied to the main dwelling Orchard Byre as an agricultural building.</b>	
2017/1626 HSE  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 <b>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.</b>	<b>A*</b>
2017/1664 FUL Kelly Pritchard	Erection of dwelling house with self-contained annexe.  Mid Hay Farm, Haydon Drove, Haydon BA5 3EH <b>RECOMMENDED: APPROVAL</b>	
2017/1711 FUL  Lynsey Bradshaw	Replacement of barn approved under permitted development for the conversion to a single dwelling, with a highly energy-efficient contemporary dwelling.  Barn at Hill House Farm, Launcherley BA5 1QJ <b>RECOMMENDED: APPROVAL</b>	
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 <b>RECOMMENDED: APPROVAL</b>	

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 <b>RECOMMENDED: APPROVAL</b>	
2017/1539 FUL Lynsey Bradshaw	Extension of livestock building/cattle cubicles.  New Manor Farm, Polsham Lane, Polsham BA5 1RP <b>RECOMMENDED: REFUSAL</b> <b>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 &amp; Tanner supporting documentation is titled "Retrospective Planning Application".</b>	
2017/1218 FUL  Daniel Foster	Residential redevelopment of redundant farmyard with 7 residential dwellings.  Middle Farm, Peace Close Lane, West Horrington BA5 3ED <b>RECOMMENDED: APPROVAL</b>	
2017/0906 HSE  Lynsey Bradshaw	Erection of part single and part two storey side extension to existing annexe.  Mendip House, Old Frome Road, Wells BA5 3DH <b>RECOMMENDED: APPROVAL</b>	
2017/0995 HSE  Howard Warren	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.  Wookey House, Kennel Batch, Wookey Hole BA5 1AY <b>RECOMMENDED: APPROVAL</b>	
2017/0996 LBC  Howard Warren	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.  Wookey House, Kennel Batch, Wookey Hole BA5 1AY <b>RECOMMENDED: APPROVAL</b>	

<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><b>RECOMMENDED: REFUSAL</b></p> <p><b>Condition 8</b></p> <ol style="list-style-type: none"> <li>1. <b>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.</b></li> <li>2. <b>It would be better for pedestrians that the hedgerow is between the road and the pavement.</b></li> <li>3. <b>The applicant has not supplied sufficient information as to what s278 works are to be carried out.</b></li> </ol>	
<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><b>RECOMMENDED: APPROVAL</b></p> <p><b>PREVIOUS RECOMMENDATION: REFUSAL</b> 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><b>RECOMMENDED: APPROVAL</b></p> <p><b>PREVIOUS RECOMMENDATION: REFUSAL</b></p>	
<p>2017/1897 NMA</p>	<p>Application for a Non Material Amendment to planning permission 2014/1763/REM (173 dwellings) to substitute the proposed house types.</p> <p>Unit E Underwood Business Park, Wookey Hole Road, Wells BA5 1AF</p>	<b>A</b>

<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><b>RECOMMENDED: APPROVAL</b> <b>PREVIOUS RECOMMENDATION: REFUSAL</b></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><b>RECOMMENDED: APPROVAL subject to the following conditions and comments:</b></p> <ol style="list-style-type: none"> <li>1. A maintenance charge to be levied on each property to protect the Parish Council from the maintenance costs of the green spaces.</li> <li>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.</li> <li>3. Security fencing to be erected on the west boundary to prevent encroachment onto private land.</li> <li>4. Protection required from future development for the public open spaces surrounding the site.</li> <li>5. The adjoining land (edged blue on the plans) to be designated exclusively for community and school use and not housing.</li> <li>6. Section 106 funding to be secured for a community facility on the adjoining land (edged blue on the plans).</li> <li>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?</li> <li>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.</li> <li>9. Funding is needed for a crossing on Wookey Hole Road and Highways to be consulted.</li> <li>10. There needs to be an adequate pathway front of the site on Wookey Hole Road.</li> <li>11. All paths should be of a suitable gradient and hard surfaced for disabled access.</li> <li>12. There should be a 2 metre wide disabled accessible and cycle friendly path onto St Cuthberts Avenue.</li> <li>13. The access paths onto the old Strawberry Line need to be disabled accessible.</li> <li>14. Section 106 funding to be secured to support the costs of the 67 bus service for a defined long-term period.</li> <li>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.</li> <li>16. There are major concerns about the adequacy of all infrastructure.</li> <li>17. St Cuthbert (Out) Parish Council request that they are represented at Section 106 negotiations.</li> <li>18. St Cuthbert (Out) Parish Council request that a Bovis representative attends any future meetings to present their plans, especially if they require amendements.</li> </ol> <p><b>The Planning Committee are in full agreement with the comments already made by the neighbouring Parish Wells City Council.</b></p>	

2017/0149 FUL  Kelly Pritchard	New private drive and access to the public highway.  Slab House, Bath Road, Haydon, Wells BA5 3EQ <b>RECOMMENDED: APPROVAL</b>	
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 <b>RECOMMENDED: REFUSAL</b> <b>Environmental effects of the development (near Nature Reserve, noise and dust generation, water source protection zone, lead contaminated site).</b> <b>Landscape and visual impacts (near ANOB, inappropriate site location, detrimental to local area, scale of operation).</b> <b>Impact on transportation system (increased HGV movement and road miles – distance to collect materials).</b> <b>Operating issues (hours of operation).</b>	
2016/2925 FUL Kelly Pritchard	Installation of septic tank.  Dursdon Drove Farm, Dursdon Drove, Rookham BA5 3AW <b>RECOMMENDED: APPROVAL subject to Environment Agency approval (note: no information was supplied with this application).</b>	
2016/2976 HSE  Conrad Rodzaj	Proposed two storey and single storey side and rear extensions, first floor side extension and replacement roof. Alterations to access.  Treetops, Woodford Road, Woodford BA5 1QQ <b>RECOMMENDED: APPROVAL</b>	
2016/2988 VRC  Oliver Marigold	Application for variation of condition 2 (drawing numbers) on planning permission 2016/1137/FUL.  Land at Castle Lane, Wookey <b>RECOMMENDED: APPROVAL</b>	
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.	
2017/2065 AGB	Erection of agricultural building for garaging of agricultural feeds and implements.  Washing Pool Farm, Chilcote Drove, Chilcote BA5 3DU	<b>PRIOR APPROVAL NOT REQUIRED</b>

## 08. DATE AND VENUE OF NEXT MEETING

Wednesday 4<sup>th</sup> October 2017, Coxley Memorial Hall, Coxley at 7pm.