

# ST CUTHBERT (OUT) PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN COXLEY MEMORIAL HALL, COXLEY ON WEDNESDAY 28<sup>TH</sup> MARCH 2018, 7:00PM

**PRESENT:** Cllrs M Gilson; M Hayden; T Mallinson; J Zorab (Cllr Reeves was co-opted to the meeting).

**IN ATTENDANCE:** Ms Michele Exton (Parish Clerk), Mrs Erika Smith (Assistant Clerk) and 4 Members of the Public.

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

Cllrs J Baker; E Danson; V Hill; M Lunnon.

**02. DECLARATIONS OF INTEREST**

**02.01.** Cllr Reeves declared a PERSONAL interest in 2018/0310.

**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**

2 Members of the Public spoke on each of items 2018/0468 and 2018/0310.

**05. MINUTES OF ST CUTHBERT OUT PARISH COUNCIL PLANNING COMMITTEE HELD ON WEDSDAY 28<sup>TH</sup> FEBRUARY 2018**

**RESOLVED:** To approve the minutes of the Planning Committee held on Wednesday 28<sup>th</sup> February 2018.

**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
2018/0240  Anna Clark	Creation of 2 No. Holiday Lodges with associated works.  Woodlands, Easton Hill, Easton BA5 1DU <b>28/03/18 RECOMMENDED: APPROVAL</b>	FUL

2018/0071	The Change of Use of an existing Agricultural Building to a 4 separate business units with B1, B2 or B8 use.	FUL
Anna Clark	Green Ore Farm, Roemead Road, Green Ore BA5 3EP <b>28/03/18 RECOMMENDED: APPROVAL</b>	
2018/0464	Proposed two storey rear extension.	HSE
Kelly Pritchard	Barrow Rake Farm, Old Bristol Road, Rookham BA5 3AP <b>28/03/18 RECOMMENDED: APPROVAL</b>	
2018/0468	Erection of a single storey 2 bedroom dwelling and conversion of agricultural building into a garage.	FUL
Lynsey Bradshaw	Hazelwood, Ebbor Lane, Easton BA5 1EH <b>28/03/18 RECOMMENDED: REFUSAL</b> <b>Reasons: Given the size of the plot, the whole design/location of the proposals need to be rethought: the size (enlarged footprint), height (although single storey, is seen as two stories from neighbouring property located on lower land) and proximity to neighbouring property (causing loss of residential amenity and loss of light).</b>	
2018/0310	Move existing agricultural field gateway 12 metres to the west onto unclassified lane.	FUL
Kelly Pritchard	Barn At Hill House Farm, Hill House Farm Lane, Launcherley BA5 1QJ <b>28/03/18 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
2018/0198 CLE	Application for an existing lawful development certificate for the permanent siting of a mobile home.	
Lynsey Bradshaw	30 Wells Road, Wookey Hole BA5 1DN <b>28/02/18 RECOMMENDED: APPROVAL</b>	
2018/0114 FUL	Proposed demolition of existing barns and the construction of five holiday cottages including new access and parking.	
Anna Clark	Myrtle Farm, Milton Lane, Wookey Hole BA5 1DG <b>28/02/18 RECOMMENDED: APPROVAL</b>	

2018/0050 HSE Lynsey Bradshaw	Erection of double garage with loft storage above.  Prospect Farm Barn, Woodford Road, Launcherley BA5 1QJ <b>14/02/18 RECOMMENDED: APPROVAL</b>	A
2018/0066 FUL  Lynsey Bradshaw	The Erection of a 3m high Earth Bund around the North, East and South boundaries of Green Ore Farm buildings. It is proposed to plant trees on part to act as a wind break/screening.  Green Ore Farm, Roemead Road, Green Ore BA5 3EP <b>14/02/18 RECOMMENDED: APPROVAL</b>	
2018/0079 HSE Lynsey Bradshaw	New vehicular access to 25 Wells Road, Wookey Hole.  25 Wells Road, Wookey Hole BA5 1DN <b>14/02/18 RECOMMENDED: APPROVAL</b>	
2018/0121 HSE  Daniel Foster	Loft conversion with dormer windows to the rear to form additional living accommodation.  New Haydon Farm, Haydon Drove, Haydon BA5 3EH <b>14/02/18 RECOMMENDED: APPROVAL</b>	
2017/3230 FUL  Kelly Pritchard	Conversion of barn to a dwelling, including a new single storey extension (revision of 2016/0514/FUL) amended plans/materials to include north and south elevations and associated internal alterations.  Beechbarrow Farm, Bristol Road, Hillgrove BA5 3EL <b>25/01/18 RECOMMENDED: APPROVAL</b>	
2017/3095 FUL Lynsey Bradshaw	Installation of temporary access.  Lilac Cottage Land to the North of Milton Lane, Wookey Hole <b>03/01/18 RECOMMENDED: APPROVAL</b>	
2017/3096 VRC  Lynsey Bradshaw	Application to vary condition 2 (Drawings) of planning approval 2015/1941/FUL (Conversion of derelict cottage to a holiday let) to allow amended drawings showing a shower room incorporated into the dwelling, change of materials on the extension from render to timber cladding and adjustment of fenestration on west elevation.  The Derelict Cottage is situated to the North of the top of Milton Lane in Wookey Hole <b>03/01/18 RECOMMENDED: APPROVAL</b>	
2017/3150 OTS  Kelly Pritchard	Application for Outline Planning Permission with some matters reserved for erection of nine dwellings within former domestic garden with details of access.  Riverside Restaurant, Main Road, Coxley BA5 1QT <b>03/01/18 RECOMMENDED: APPROVAL</b> <b>comment:</b> <b>The wildlife corridor in the western corner of the proposed development should be a minimum of 5 metres in width.</b>	

<p>2017/2733 FUL</p> <p>Anna Clark</p>	<p>Demolition of office and storage sheds and erection of 10 business units.</p> <p>Rocky Mountain Nursery, Old Frome Road, Masbury BA5 3HA <b>07/12/17 RECOMMENDED: APPROVAL</b></p>	
<p>2017/2697 FUL</p> <p>Anna Clark</p>	<p>Proposed works to infill the structure to support the bridge deck and road above and replacement of track drainage below the structure with new HDPE drainage pipes and a new catch pit.</p> <p>Disused Railway Bridge, Old Frome Road, Masbury <b>15/11/17 RECOMMENDED: REFUSAL</b> <b>comments:</b></p> <ul style="list-style-type: none"> <li>• <b>The proposal does not comply with Mendip District Council Local Plan Part 1: Strategy &amp; Policies 2006-2029 – Adopted 15<sup>th</sup> December 2014 – Local Infrastructure Development Policy 18 – Safeguarding Corridors for Sustainable Travel.</b></li> <li>• <b>The Council is concerned if there is sufficient provision for bats.</b></li> </ul>	
<p>2017/0022 FUL</p> <p>Daniel Foster</p>	<p>An application for 203 residential dwellings and associated public open space, landscaping and infrastructure (amended plans and details, including revised layout, storeys height and landscaping).</p> <p>Land At 353491 146562 Wookey Hole Road Wells <b>15/11/17 RECOMMENDED: REFUSAL</b> <b>comments:</b></p> <ol style="list-style-type: none"> <li><b>1. The infrastructure is inadequate to accommodate the significant increase in traffic, parking and narrowing of roads.</b></li> <li><b>2. There is insufficient affordable housing.</b></li> <li><b>3. The original plans are not available on Mendip District Council’s website to enable comparison with the revised plans.</b></li> <li><b>4. There is lack of detail of what the changes are.</b></li> <li><b>5. The Council were given insufficient consultation time.</b></li> <li><b>6. Should Mendip District Council approve this application, the Council would like to reiterate and emphasise their recommendation conditions and comments for application 2017/0022 FUL (Planning Committee 15<sup>th</sup> February 2017) in particular relating to S106 monies (see recommendation below).</b></li> <li><b>7. The Council would like to add to the original application recommendation (Planning Committee 15<sup>th</sup> February 2017) “in perpetuity” to their comment 5. “The adjoining land (edged blue on the plans) to be designated exclusively for community and school use and not housing”.</b></li> <li><b>8. The Council would like to reiterate their recommendation comments for application 2017/0688 VRC (Planning Committee 19<sup>th</sup> April 2017) (see recommendation below).</b></li> </ol>	
<p>2017/2275 FUL Kelly Pritchard</p>	<p>Formation of a new agricultural access and track onto highway.</p> <p>Land at Broom Close Corner, Roemead Road, Binegar BA3 4UL <b>25/10/17 RECOMMENDED: APPROVAL</b></p>	

<p>2017/2109 FUL</p> <p>Daniel Foster</p>	<p>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).</p> <p>Woodford Farm, Woodford Farm Road, Woodford BA5 1QQ</p> <p><b>RECOMMENDED: APPROVAL</b></p> <p><b>conditions and comments:</b></p> <p><b>The applicant to have regard for neighbours:</b></p> <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>	
<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>2016/2584 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></p> <p><b>PREVIOUS RECOMMENDATION: REFUSAL</b></p>	
<p>2017/0149 FUL</p> <p>Kelly Pritchard</p>	<p>New private drive and access to the public highway.</p> <p>Slab House, Bath Road, Haydon, Wells BA5 3EQ</p> <p><b>RECOMMENDED: APPROVAL</b></p>	
<p>2016/3103 CNT</p> <p>Bob Mills</p>	<p>Development of waste management facility at the Green Ore Farm Waste Composting Site including a weighbridge and office/staff facilities.</p> <p>Green Ore Farm, Roemead Road, Green Ore BA5 3EP</p> <p><b>RECOMMENDED: REFUSAL</b></p> <p><b>Environmental effects of the development (near Nature Reserve, noise and dust generation, water source protection zone, lead contaminated site).</b></p> <p><b>Landscape and visual impacts (near ANOB, inappropriate site location, detrimental to local area, scale of operation).</b></p> <p><b>Impact on transportation system (increased HGV movement and road miles – distance to collect materials).</b></p> <p><b>Operating issues (hours of operation).</b></p>	<b>A</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	<b>A</b>
2017/3383 PAA	Prior Approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operation development.  Land at 354984 143621 Hill House, Farm Lane, Launcherley, Wells	<b>PA</b>
APP/Q3305 /C/17/ 3172367	Higher Farm, Old Frome Road, East Horrington BA5 3DR	<b>Dismissed Enforcement Upheld</b>
2018/0154 APP	Application for approval of details reserved by condition 6 (parking) on planning consent 2017/1300/OTA.  Green Gables, Glencot Road, Wookey Hole BA5 1BQ	<b>A</b>
2018/0176 S106	Application for discharge/modify of Section 106 agreement relating to planning permission 0143399/005.  Rookery Farm, Roemead Road, Binegar, Radstock	<b>A</b>
2018/0145 APP	Application for approval of details reserved by condition 3 (Disposal of Surface Water) on planning consent 2017/1935/FUL.  Orchard Byre, Polsham BA5 1RP	<b>R</b>
2018/0030 PAO	Prior approval for a proposed change of use of a building from Office Use (Class B1(a)) to Dwellinghouse (Class C3).  Land at Underwood Business Park, Wookey Hole	<b>R</b>

## **08. DATE AND VENUE OF NEXT MEETING**

Wednesday 18<sup>th</sup> April 2018, Coxley Memorial Hall, Coxley at 7pm.