



ST CUTHBERT (OUT) PARISH COUNCIL

COUNCIL SUMMONS: PLANNING COMMITTEE

Public Notice is hereby given that a meeting of St Cuthbert (Out) Parish Council Planning Committee, which Committee Members are summoned to attend, will be held in Coxley Memorial Hall, Coxley BA5 1QZ, on **Wednesday** 18th April 2018 at 7:00pm.

Michele Exton

PARISH CLERK

St Cuthbert (Out) Parish Council
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The Chairman will begin the formal business of the Council which is open to the Public to attend; during the meeting there is an opportunity for Members of the Public to speak.

Visit the website to view all supporting papers for the Agenda below. CONFIDENTIAL papers are only sent to Elected Members and not available on line. All documents are PDF (or equivalent) and can be downloaded to a suitable device.

A G E N D A

01. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Council to receive apologies for absence and, if appropriate, to resolve to approve the reasons given. [LGA 1972 s85\(1\)](#).

02. DECLARATIONS OF INTEREST AND DISPENSATIONS

Members to declare any interests they may have in agenda items that accord with the requirements of the Local Authorities ([Model Code of Conduct](#)) Order 2007 SI No.1159. *(NB this does not preclude any later declarations).*

02.01. To receive declarations of interest from Councillors on items on the agenda.

02.02. To receive written requests for dispensations for disclosable pecuniary interests (if any).

02.03. To grant any requests for dispensation as appropriate.

03. EXCLUSION OF THE PRESS AND PUBLIC

To agree any items to be dealt with after the Public and Press has been excluded from the meeting within the requirements of the [Public Bodies \(Admission to Meetings\) Act \(as amended\) 1960](#).

04. PUBLIC QUESTION TIME

Public speaking time is normally restricted to 15 minutes in total (up to 3 minutes per speaker) at the discretion of the Chairman. The Chairman will call from those who are indicating to speak; written questions can also be received in advance of the meeting (by email, letter or phone call to the Chairman or Parish Clerk). As issues raised in public session may or may not relate to items on the agenda, no resolution for action can be taken.

05. MINUTES OF ST CUTHBERT OUT PARISH COUNCIL PLANNING COMMITTEE HELD ON WEDSDAY 28TH MARCH 2018

To approve the minutes of the Planning Committee held on Wednesday 28th March 2018 (attached).

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
2018/0545 Carlton Langford	Two storey extension with minor alterations to existing roof connections. Orchard Cottage, The Drang, Coxley Wick BA5 1QX	FUL
2018/0531 Lynsey Bradshaw	Replace existing porch with a larger porch. 5 High Green, Easton BA5 1EG	HSE
2018/0586 Lynsey Bradshaw	Replacement of existing garage and lean-to carport with new garage building to include storage in roof space (retaining elements of existing structure). Ridgeway, Old Bristol Road, Upper Milton BA5 3AH	HSE
2018/0563 Lynsey Bradshaw	Erection of an umbrella building for use as a covered yard. New Manor Farm, Polsham Lane, Polsham BA5 1RP	FUL
2018/0820 Bo Walsh	Reduction of Indian Bean (T1), Tree of Heaven (T2) and Weeping Willow (T3). Dairy Cottage, Church Street, Dinder	TCA

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
2018/0240 FUL Anna Clark	Creation of 2 No. Holiday Lodges with associated works. Woodlands, Easton Hill, Easton BA5 1DU 28/03/18 RECOMMENDED: APPROVAL	
2018/0071 FUL Anna Clark	The Change of Use of an existing Agricultural Building to a 4 separate business units with B1, B2 or B8 use. Green Ore Farm, Roemead Road, Green Ore BA5 3EP 28/03/18 RECOMMENDED: APPROVAL	
2018/0464 HSE Kelly Pritchard	Proposed two storey rear extension. Barrow Rake Farm, Old Bristol Road, Rookham BA5 3AP 28/03/18 RECOMMENDED: APPROVAL	
2018/0468 FUL Lynsey Bradshaw	Erection of a single storey 2 bedroom dwelling and conversion of agricultural building into a garage. Hazelwood, Ebbor Lane, Easton BA5 1EH 28/03/18 RECOMMENDED: REFUSAL 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).	
2018/0310 FUL Kelly Pritchard	Move existing agricultural field gateway 12 metres to the west onto unclassified lane. Barn At Hill House Farm, Hill House Farm Lane, Launcherley BA5 1QJ 28/03/18 RECOMMENDED: APPROVAL	
2018/0198 CLE Lynsey Bradshaw	Application for an existing lawful development certificate for the permanent siting of a mobile home. 30 Wells Road, Wookey Hole BA5 1DN 28/02/18 RECOMMENDED: APPROVAL	
2018/0114 FUL Anna Clark	Proposed demolition of existing barns and the construction of five holiday cottages including new access and parking. Myrtle Farm, Milton Lane, Wookey Hole BA5 1DG 28/02/18 RECOMMENDED: APPROVAL	

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 14/02/18 RECOMMENDED: APPROVAL	
2018/0079 HSE Lynsey Bradshaw	New vehicular access to 25 Wells Road, Wookey Hole. 25 Wells Road, Wookey Hole BA5 1DN 14/02/18 RECOMMENDED: APPROVAL	
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 14/02/18 RECOMMENDED: APPROVAL	
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 25/01/18 RECOMMENDED: APPROVAL	
2017/3095 FUL Lynsey Bradshaw	Installation of temporary access. Lilac Cottage Land to the North of Milton Lane, Wookey Hole 03/01/18 RECOMMENDED: APPROVAL	A
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 03/01/18 RECOMMENDED: APPROVAL	
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 03/01/18 RECOMMENDED: APPROVAL comment: The wildlife corridor in the western corner of the proposed development should be a minimum of 5 metres in width.	
2017/2733 FUL Anna Clark	Demolition of office and storage sheds and erection of 10 business units. Rocky Mountain Nursery, Old Frome Road, Masbury BA5 3HA 07/12/17 RECOMMENDED: APPROVAL	

<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 15/11/17 RECOMMENDED: REFUSAL comments:</p> <ul style="list-style-type: none"> • The proposal does not comply with Mendip District Council Local Plan Part 1: Strategy & Policies 2006-2029 – Adopted 15th December 2014 – Local Infrastructure Development Policy 18 – Safeguarding Corridors for Sustainable Travel. • The Council is concerned if there is sufficient provision for bats. 	
<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 15/11/17 RECOMMENDED: REFUSAL comments:</p> <ol style="list-style-type: none"> 1. The infrastructure is inadequate to accommodate the significant increase in traffic, parking and narrowing of roads. 2. There is insufficient affordable housing. 3. The original plans are not available on Mendip District Council’s website to enable comparison with the revised plans. 4. There is lack of detail of what the changes are. 5. The Council were given insufficient consultation time. 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 15th February 2017) in particular relating to S106 monies (see recommendation below). 7. The Council would like to add to the original application recommendation (Planning Committee 15th 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”. 8. The Council would like to reiterate their recommendation comments for application 2017/0688 VRC (Planning Committee 19th April 2017) (see recommendation below). 	
<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 25/10/17 RECOMMENDED: APPROVAL</p>	

2017/2109 FUL Daniel Foster	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). Woodford Farm, Woodford Farm Road, Woodford BA5 1QQ RECOMMENDED: APPROVAL conditions and comments: The applicant to have regard for neighbours: <ul style="list-style-type: none"> • The music to be turned off and the bar to be closed by midnight. • The applicant to ensure that visitors leave the site quietly. • The applicant to ensure there is sufficient parking for visitors. 	
2016/2582 FUL Lynsey Bradshaw	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). Tree House Day Nursery, School Lane, South Horrington Village BA5 3DL RECOMMENDED: APPROVAL PREVIOUS RECOMMENDATION: REFUSAL subject to risk assessment and net locations, designs and maintenance.	
2016/2584 LBC Lynsey Bradshaw	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). Tree House Day Nursery, School Lane, South Horrington Village BA5 3DL RECOMMENDED: APPROVAL PREVIOUS RECOMMENDATION: REFUSAL	
2017/0149 FUL Kelly Pritchard	New private drive and access to the public highway. Slab House, Bath Road, Haydon, Wells BA5 3EQ RECOMMENDED: APPROVAL	
2017/2925 APP	Application for approval of details reserved by condition (trees and arboricultural method statement on planning consent 2014/1763/REM	R
2017/2399 S106	Discharge of S106 of planning permission 2012/0700 in respect of the operation and maintenance manual for the surface water drainage infrastructure. Bishops Green Housing Site, Wookey Hole Road BA5 1AA	R

08. DATE AND VENUE OF NEXT MEETING

Wednesday 9th May 2018, Coxley Memorial Hall, Coxley at 7pm.