



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** 22nd August 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 WEDNESDAY 1ST AUGUST 2018

To approve the minutes of the Planning Committee held on Wednesday 1st August 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
2018/1871 Lynsey Bradshaw	Extension to southern building to cover existing farm yard, to reduce slurry. Replacement of northern building, incorporating the extension to adjoining, to reduce slurry. High Ridge, Old Frome Road, Wells, BA5 3DL	FUL
2018/1860 John Shaw	Extension to existing agricultural building and associated infrastructure including clean and dirty water handling facilities, concrete yard area, additional feed bins for free range egg laying unit. Land at 358432 146941 Old Frome Road, East Horrington, BA5 3DR	FUL
2018/1751 Kelly Pritchard	Conversion of existing building to a single storey three bedroom dwelling. Haydon Lodge Farm, Haydon Drove, Haydon, Wells, BA5 3EH	FUL
2018/1845 Jennifer Alvis	Replacement of existing roof windows with new dormer roof windows. Priddy Road Farm, Priddy Road, Green Ore, Wells	FUL

2018/1780	Residential Redevelopment of Redundant Farmyard with 7 Residential Dwellings	FUL
Lynsey Bradshaw	Middle Farm, Peace Close Lane, West Horrington, BA5 3ED	
2018/1781	Creation of Car Park for West Horrington School	FUL
Lynsey Bradshaw	Land lying north east of Veal Lane, West Horrington	

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
2018/1180 FUL Lynsey Bradshaw	To demolish 4. no existing garages and build a 4 bedroom house on the demolition site. The Billiard Room, Orchard Paddock, Wookey Hole, BA5 1BP 01/08/18 RECOMMENDED: APPROVAL	
2018/1631 FUL Lynsey Bradshaw	Roofing existing farm yard to reduce dirty water. High Ridge, Old Frome Road, Wells, BA5 3LD 01/08/18 RECOMMENDED: APPROVAL	
2018/1140 FUL Lynsey Bradshaw	Proposed conversion and extension of existing stone outbuildings to provide new single dwelling. Rose Cottage, Polsham Lane, Polsham, BA5 1RP 01/08/18 RECOMMENDED: APPROVAL	

2018/1684 VRC	Application for removal of condition 4 (construction of footpath) of outline permission 2015/0919/VRC.	
Sarah Tucker	<p>Former The Pound Inn, Main Road, Coxley, BA5 1QZ</p> <p>01/08/18 RECOMMENDED: REFUSAL</p> <p>Comments:</p> <p>1. The Applicant has applied for the Condition to be removed "To enable the development to be finally completed without any further delay". He has provided no good planning reason why the Condition, imposed on the original planning permission, is no longer valid or necessary or why it should be removed or varied.</p> <p>2. SCC Highways Comment on the present application is "The Highway Authority would not recommend the removal of this condition. The works were required at the planning stage and are still a requirement and it is essential the works are completed."</p> <p>3. There have been complaints from local residents that the unfinished state of the pavements on the A39 and the broken ground on the road adjacent to the development on Burcott Lane constitute a safety hazard. In particular pedestrians coming down Burcott Lane tend to move to the other side of the road where they are at danger of vehicles from the Glastonbury direction coming round the blind bend at Coxley Kitchens into Burcott Lane. Mobility scooters using the pavement on the A39 have been reported as having moved into the main carriageway to pass the uneven pavement.</p> <p>4. The original application has been contravened in that "No dwelling hereby approved shall be occupied until the new and widened footpaths have been constructed in accordance with the approved details." Point 11 of original application.</p> <p>5. The application contravenes MDC's Local Plan: "Ensure that the majority of new developments, particularly major traffic generators, are located to be accessible by a range of transport modes." Local Plan Part 1, Strategic Objective 18 "Create safe and convenient footpath and cycleway networks, ensuring that new development encourages walking, cycling and the use of public transport." Local Plan Part 1, Strategic Objective 19.</p>	
2018/0030 PAO	Appeal Proposal APP/Q3305/W/18/3200826 Prior approval for a proposed change of use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3).	
Anna Clark	<p>Land at Underwood Business Park, Wookey Hole Road, Wells</p> <p>01/08/18 RECOMMENDED: REFUSAL</p> <p>(SCOPC was not a consultee for the original application.)</p> <p>Comments posted on Planning Inspectorate site.</p>	

2018/1445 HSE Kelly Pritchard	Erection of single bay garage to replace existing garage. 8 St Cuthbert's Villas, Haybridge Lane, Haybridge, Wells, BA5 1AH 11/07/18 RECOMMENDED: APPROVAL	A
2018/1370 ADV Lynsey Bradshaw	Erect an A1 advertising board at the end of the driveway, to advertise a small part time soft furnishing business. 1 Milton Terrace, Milton Lane, Wookey Hole, BA5 1DD 11/07/18 RECOMMENDED: APPROVAL	
2018/1459 TPO Bo Walsh	Proposed works:- As attached specification, primarily:- 2. Corsican pine, install non invasive brace; 4. Corsican pine – remove; 11. Corsican pine – remove deadwood; 20. Corsican pine – remove; G1. Group of Western red cedar – remove deadwood and cut back from building as practicable * (*better specification required). Underwood Business Park, Wookey Hole Road, Wells, BA5 1AF 11/07/18 RECOMMENDED: APPROVAL Comments: The Council requested that the two trees to be removed would be replaced with another two trees.	Split decision
2018/1604 FUL Kelly Pritchard	New Vehicular Access & Creation of Parking Area (Part Retrospective) Wookey Hole Allotments, Wells Road, Wookey Hole, BA5 1DN 11/07/18 RECOMMENDED: APPROVAL	
2018/1110 FUL Lynsey Bradshaw	Construction of an extension to the existing access track. Milton Manor, Old Bristol Road, Upper Milton, BA5 3AH 20/06/18 RECOMMENDED: APPROVAL	
2018/0993 FUL Mark Lynch	Creation of wildflower meadow by moving of surplus and imported soil around site. Dulcote Quarry, Dulcote Hill Lane, Dulcote, BA5 3PZ 20/06/18 RECOMMENDED: APPROVAL	
2018/0984 FUL Lynsey Bradshaw	The Erection of a General Purpose Agricultural Building New Haydon Farm, Haydon Drove, Haydon, BA5 3EH 20/06/18 RECOMMENDED: APPROVAL	
2018/1282 FUL Lynsey Bradshaw	Erection of agricultural livestock building on existing yard area. Lower Manor Farm, Easton Moor Drove, Easton, BA5 1ED 20/06/18 RECOMMENDED: APPROVAL	
2018/0829 FUL Lynsey Bradshaw	Proposed extension and conversion of barns to residential accommodation. Scarlet Withies, Worminster Lane, North Wootton, BA4 4AN 20/06/18 RECOMMENDED: APPROVAL	

2018/0974 FUL Kelly Pritchard	Proposed three bedroom detached dwelling and annexe to replace existing static caravans as permanent accommodation for the business owner and family. Mendip Shooting Ground, Haydon Drove, Haydon, BA5 3EH 30/05/18 RECOMMENDED: APPROVAL Comments: The Council agreed the business supported local businesses and employment.	
2018/1047 CNT Frances Gully Somerset County Council	Waste management facility for composting, inert waste recycling and non-inert waste transfer station. Green Ore Farm, Green Ore, BA5 3EP 30/05/18 RECOMMENDED: APPROVAL Comments: The council thanked Somerset County Council for clarification.	
2018/1047 CNT Francis Gully Somerset County Council	Development of a waste management facility for composting, inert waste recycling and non-inert Waste Transfer Station. Green Ore Farm, Green Ore, Wells 09/05/18 RECOMMENDED: REFUSAL on the grounds of insufficient information. Comments: 1. The Council is concerned about the impact on the environment. 2. The Council is concerned about the impact on the transportation system (heavy truck movement). 3. The Council is concerned about a risk of pollution to the water table. 4. There was insufficient information provided.	
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).	
2018/0198 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	
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	

2017/2275 FUL Kelly Pritchard	Formation of a new agricultural access and track onto highway. Land at Broom Close Corner, Roemead Road, Binegar, BA3 4UL 25/10/17 RECOMMENDED: APPROVAL	
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: 1. The music to be turned off and the bar to be closed by midnight. 2. The applicant to ensure that visitors leave the site quietly. 3. 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	
2018/0198 CLE Tracy Aarons	Application for an existing lawful development certificate for the permanent siting of a mobile home. 30 Wells Road, Wookey Hole, Wells, BA5 1DN	R

2016/0882 APP Tracy Aarons	Application for approval of details reserved by conditions 3 (schedule of materials in respect of the walls and roof of the dwelling) and 4 (sample panel of external walling material for the dwelling) on planning permission 2014/1466/FUL. The Slab House, Bath Road, Haydon, Wells, BA5 3EQ	A
2018/1092 S106 Tracy Aarons	Application for approval of planning obligation details (Schedule 1 Paragraph 1.2 of the Principal S106, as varied by paragraph 5.1.4 of the Deed of Variation) relating to the Affordable Housing Scheme for 2017/0022/FUL. Land At 353491 146562 Wookey Hole Road, Wells	A
2018/0946 CFC Tracy Aarons	Application for confirmation of compliance with conditions 1 (Works begun 3 years from date of decision) on planning consent 2009/1458. Woodford Farm, Woodford Farm Road, Woodford, Wells.	A
2018/1766 AGB Tracy Aarons	Application for prior notification of agricultural development for the erection of an agricultural building. High Point Farm, Churchill Batch Lane, Croscombe	Prior approval not required
2018/1777 NMA Tracy Aarons	Insertion of a second bedroom and corridor into the west wing of the barn and the addition of 2 windows. Beechbarrow Farm, Bristol Road, Hillgrove, Wells, BA5 3EL	A
2018/1453 APP Tracy Aarons	Partial discharge of condition 16 (verification of works set out in the remediation strategy) of outline planning permission 2012/0700 in relation to Phase 6: Plots 74 and 75 (amended Plot Specific Verification Pack Summary received 24/7/18). Thales, Wookey Hole Road, wells, BA5 1AA	A

08. DATE AND VENUE OF NEXT MEETING

Wednesday 12th September 2018, Coxley Memorial Hall, Coxley at 7pm.