



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 13th September 2017 at 7:00pm.

Michele Exton

PARISH CLERK

St Cuthbert (Out) Parish Council
c/o Monitoring Officer, Mendip District 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 23RD AUGUST 2017

To approve the minutes of the Planning Committee held on Wednesday 23rd August 2017 (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
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	LBC
2017/2109 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	FUL
2017/2282 Daniel Foster	Demolition of former hotel building and construction of 10 no. new homes with associated garages, parking and landscaping. Coxley Vineyard, Main Road, Coxley BA5 1 RQ	FUL
2017/2268 Lynsey Bradshaw	Proposed single storey extension to side elevation (south), external alterations on the front elevation (west) and associated internal alterations. 31 Wells Road, Wookey Hole, Wells BA5 1DN	HSE
2017/2316 Lynsey Bradshaw	Two storey side extension. Tower House, Peace Close Lane, West Horrington BA5 3ED	HSE

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 RECOMMENDED: APPROVAL The Council would not like any development on this land.	
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 RECOMMENDED: APPROVAL	
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 RECOMMENDED: APPROVAL	A
2017/1494 HSE Kelly Pritchard	Single storey rear extension. 28 The Vineyards, Coxley BA5 1FN RECOMMENDED: APPROVAL	A
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 RECOMMENDED: APPROVAL condition and comment: The building to be tied to the main dwelling Orchard Byre as an agricultural building.	
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 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.	A*

2017/1664 FUL Kelly Pritchard	Erection of dwelling house with self-contained annexe. Mid Hay Farm, Haydon Drove, Haydon BA5 3EH RECOMMENDED: APPROVAL	
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 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	
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".	
2017/1218 FUL Daniel Foster	Residential redevelopment of redundant farmyard with 7 residential dwellings. Middle Farm, Peace Close Lane, West Horrington BA5 3ED RECOMMENDED: APPROVAL	
2017/0906 HSE Lynsey Bradshaw	Erection of part single and part two storey side extension to existing annexe. Mendip House, Old Frome Road, Wells BA5 3DH RECOMMENDED: APPROVAL	

<p>2017/0995 HSE</p> <p>Howard Warren</p>	<p>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.</p> <p>Wookey House, Kennel Batch, Wookey Hole BA5 1AY RECOMMENDED: APPROVAL</p>	
<p>2017/0996 LBC</p> <p>Howard Warren</p>	<p>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.</p> <p>Wookey House, Kennel Batch, Wookey Hole BA5 1AY RECOMMENDED: APPROVAL</p>	
<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 RECOMMENDED: REFUSAL 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 RECOMMENDED: APPROVAL 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 PREVIOUS RECOMMENDATION: REFUSAL</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>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>	
<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>RECOMMENDED: APPROVAL</p>	

2016/3103 CNT	Development of waste management facility at the Green Ore Farm Waste Composting Site including a weighbridge and office/staff facilities.	
Bob Mills	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	Proposed two storey and single storey side and rear extensions, first floor side extension and replacement roof. Alterations to access.	
Conrad Rodzaj	Treetops, Woodford Road, Woodford BA5 1QQ RECOMMENDED: APPROVAL	
2016/2988 VRC	Application for variation of condition 2 (drawing numbers) on planning permission 2016/1137/FUL.	
Oliver Marigold	Land at Castle Lane, Wookey RECOMMENDED: APPROVAL	
2016/1156 OTS	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).	
Anna Clark	Dulcote Quarry, Dulcote Hill Lane, Dulcote BA5 3PZ	
2017/1169 CNT	Water Treatment Plant. Dulcote Quarry, Dulcote Hill Lane, Dulcote BA5 3PY	
2017/2065 AGB	Erection of agricultural building for garaging of agricultural feeds and implements. Washing Pool Farm, Chilcote Drove, Chilcote BA5 3DU	PRIOR APPROVAL NOT REQUIRED
2017/1897 NMA	Application for a Non Material Amendment to planning permission 2014/1763/REM (173 dwellings) to substitute the proposed house types. Unit E Underwood Business Park, Wookey Hole Road, Wells BA5 1AF	A

08. DATE AND VENUE OF NEXT MEETING

Wednesday 4th October 2017, Coxley Memorial Hall, Coxley at 7pm.