

ST CUTHBERT (OUT) PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN COXLEY MEMORIAL HALL, COXLEY ON WEDNESDAY 28TH JUNE 2017, 7:00PM

PRESENT: Cllrs J Baker; M Gilson;. M Hayden; M Lunnon; T Mallinson; J Zorab.

IN ATTENDANCE: Ms Michele Exton (Parish Clerk).

01. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Cllrs E Danson; J Henderson.

02. ELECTION OF CHAIRMAN OF THE PLANNING COMMITTEE

RESOLVED: Cllr Lunnon to be **ELECTED** Chairman.

03. DECLARATIONS OF INTEREST

None.

04. EXCLUSION OF THE PRESS AND PUBLIC

No items for exclusion.

05. PUBLIC QUESTION TIME

None.

**06. MINUTES OF ST CUTHBERT OUT PARISH COUNCIL PLANNING
COMMITTEE HELD ON WEDNESDAY 31ST MAY 2017**

RESOLVED: To approve the minutes of the Planning Committee held on Wednesday 31st May 2017.

07. 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
2017/1330 Conrad Rodzaj	Erection of double garage with ancillary accommodation above. Prospect Farm Barn, Woodford Road, Launcherley BA5 1QJ RECOMMENDED: APPROVAL	HSE
2017/1394 Conrad Rodzaj	Proposed single storey extension. 8 Vicarage Close, Coxley BA5 1RL RECOMMENDED: APPROVAL	HSE

2017/1470	Works to 14 trees in a conservation area (T365, T367, T369, 2xT372, T373, 2x T376, T385, T387, T390, T392, T397).	TPO
Bo Walsh	Dinder House, The Rookery, Dinder BA5 3PB RECOMMENDED: APPROVAL	
2017/1607	To remove to ground level a mature Leyland Cypress at the bottom of the garden that has had the co-dominant stem union at 5metres fail leaving an exposed rip wound that a decay column is likely to progress into and cause the eventual failure of the remaining upper stem.	TCA
Bo Walsh	2 New Buildings, Long Lane, Dinder BA5 3PQ RECOMMENDED: APPROVAL	
2017/1526	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.	HSE
Kelly Pritchard	Wookey House, Kennel Batch, Wookey Hole BA5 1AY RECOMMENDED: APPROVAL	
2017/1527	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.	LBC
Kelly Pritchard	Wookey House, Kennel Batch, Wookey Hole BA5 1AY RECOMMENDED: APPROVAL	
2017/1539	Extension of livestock building/cattle cubicles.	FUL
Lynsey Bradshaw	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".	

08. 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
2017/1238 TPO Bo Walsh	Works to 11 trees protected by TPO. Knapp Hill Farm, Knapp Hill, Wells BA5 3HT RECOMMENDED: APPROVAL	
2017/1106 HSE Conrad Rodzaj	Erection of car port Tower House, Peace Close Lane, West Horrington BA5 3ED RECOMMENDED: APPROVAL	
2017/0491 FUL Lynsey Bradshaw	Erection of 2 sheds for goats with associated hard standing and storage. Wellesley Cottage, Upper Wellesley Lane, Dulcote BA5 3QA RECOMMENDED: APPROVAL	
2017/1047 OTS Kelly Pritchard	Outline application for the erection of two dwellings and the provision of six parking spaces. Riverside Restaurant, Glastonbury Road, Coxley BA5 1QT RECOMMENDED: APPROVAL	
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	
2017/1224 FUL Lynsey Bradshaw	Demolition of existing bungalow and garage and erection of new 4-bed detaching dwelling. Cabriolarn, Titlands Lane, Wookey Hole BA5 1BD RECOMMENDED: APPROVAL	
2017/0588 FUL Kelly Pritchard	The erection of an agricultural barn for storage and livestock; and the erection of two polytunnels. Land near Wellesley Park, Dulcote, Wells RECOMMENDED: APPROVAL	A
2017/1029 VRC Daniel Foster	Application to remove condition 2 (limiting the occupation of the units only by tourists and not a sole or main place of residence) attached to planning permission 2009/1574 in relation to the units known as The Forge, Mow Barton, The Granary, Middle Barn, The Byre, The Stall, The Piggery, The Stable and The Hayloft. Wellesley Park, Wellesley Lane, Dulcote BA5 3QB RECOMMENDED: APPROVAL	

2017/1030 VRC	Application to remove condition 2 (limiting the occupation of the units only by tourists and not a sole or main place of residence) attached to planning permission 2009/1574 in relation to the units known as The Cider Press, The Dairy, The Cheeseroom and Wellesley House.	
Daniel Foster	Wellesley Park, Wellesley Lane, Dulcote BA5 3QB RECOMMENDED: APPROVAL	
2017/1032 VRC	Application to remove condition 3 (limiting the occupation of the units only by tourists and not a sole or main place of residence) attached to planning permission 2011/3057.	
Daniel Foster	Wellesley Park, Wellesley Lane, Dulcote BA5 3QB RECOMMENDED: APPROVAL	
2017/1033 VRC	Application to vary condition 10 attached to planning permission 2009/1149 to limit the use to ancillary to the residential units at Wellesley Park (removing the current reference to the tourism accommodation).	
Daniel Foster	Wellesley Park, Wellesley Lane, Dulcote BA5 3QB RECOMMENDED: APPROVAL	
2017/0906 HSE	Erection of part single and part two storey side extension to existing annexe.	
Lynsey Bradshaw	Mendip House, Old Frome Road, Wells BA5 3DH RECOMMENDED: APPROVAL	
2017/0995 HSE	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.	
Howard Warren	Wookey House, Kennel Batch, Wookey Hole BA5 1AY RECOMMENDED: APPROVAL	
2017/0996 LBC	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.	
Howard Warren	Wookey House, Kennel Batch, Wookey Hole BA5 1AY RECOMMENDED: APPROVAL	

<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>RECOMMENDED: REFUSAL</p> <p>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>2017/0734 HSE</p> <p>Oliver Marigold</p>	<p>Single storey pitched roof extension to the existing house to provide additional living space.</p> <p>2 Southway Cottages, Glastonbury to Wells Road, Polsham BA5 1RW</p> <p>RECOMMENDED: APPROVAL</p>	A
<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>RECOMMENDED: APPROVAL</p> <p>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</p> <p>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>	

2017/0149 FUL Kelly Pritchard	New private drive and access to the public highway. Slab House, Bath Road, Haydon, Wells BA5 3EQ RECOMMENDED: APPROVAL	
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 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 Conrad Rodzaj	Proposed two storey and single story side and rear extensions, first floor side extension and replacement roof. Alterations to access. Treetops, Woodford Road, Woodford BA5 1QQ RECOMMENDED: APPROVAL	
2016/2988 VRC Oliver Marigold	Application for variation of condition 2 (drawing numbers) on planning permission 2016/1137/FUL. Land at Castle Lane, Wookey RECOMMENDED: APPROVAL	
2016/2372 REM Daniel Foster	Application for approval of reserved matters following outline approval 2013/2445/OTS for the demolition of existing buildings and the erection of nine new dwellings with access, garages and landscaping works (access, appearance, landscaping, layout and scale to be determined). Former nursery land adjacent to Somerleaze Farm, Wookey BA5 1JU RECOMMENDED: APPROVAL but with concerns expressed that the application does not include provision for Section 106 funds.	A
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	

2017/1237 NMA	Application for 'non-material' amendment to outline planning application (2012/0700) – residential development (indicative layout of 188 units), including means of access. Thales, Wookey Hole Road, Wells BA5 1AA	A
2017/1169 CNT	Water Treatment Plant. Dulcote Quarry, Dulcote Hill Lane, Dulcote BA5 3PY	
2017/1462 NMA	Application for a non-material amendment to permission 2012/0700 relating to the windows of plots 1-3, 60-67, 79-81, 89-98, 113-121, 144-151, 168-173. Thales Wookey Hole Road, Wells BA5 1AA	A
2017/1390 APP	Application for approval of details reserved by condition 2 (external materials) and 3 (sample panel), on planning consent 2016/1321/PAA. Burntwood Farm, Bath Road, Haydon, Wells	A

09. DATE AND VENUE OF NEXT MEETING

Wednesday 12th July 2017, Coxley Memorial Hall, Coxley at 7pm.