

# ST CUTHBERT (OUT) PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN COXLEY MEMORIAL HALL, COXLEY ON WEDNESDAY 25<sup>TH</sup> OCTOBER 2017, 7:00PM

**PRESENT:** Cllrs E Danson; M Hayden; J Henderson; V Hill; M Lunnon; T Mallinson.

**IN ATTENDANCE:** Ms Michele Exton (Parish Clerk) and 1 Member of the Public.

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

Cllrs J Baker; M Gilson; J Zorab.

**02. DECLARATIONS OF INTEREST**

**02.01.** No declarations of interest.

**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**

None.

**05. MINUTES OF ST CUTHBERT OUT PARISH COUNCIL PLANNING COMMITTEE HELD ON WEDNESDAY 4<sup>TH</sup> OCTOBER 2017**

**RESOLVED:** To approve the minutes of the Planning Committee held on Wednesday 4<sup>th</sup> October 2017.

**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.

<b>No. &amp; Officer</b>	<b>Detail</b>	<b>Type</b>
2017/2275  Kelly Pritchard	Formation of a new agricultural access and track onto highway.  Land at Broom Close Corner, Roemead Road, Binegar BA3 4UL <b>RECOMMENDED: APPROVAL</b>	FUL

2017/2540	Proposed alterations to a listed building including the replacement of windows on south and west elevations with new doors in existing openings, together with internal alterations to include formation of internal lobby to entrance door, revised layout of utility and new WC, formation of new kitchen area in existing dining hall and creation of new study in former kitchen area, removal of existing first floor cupboard and formation of new bathroom together with new sanitary ware.	HSE
Jayne Boldy	Butlers Cottage, 1 Glenview, Titlands Lane, Wookey Hole BA5 1BD <b>RECOMMENDED: APPROVAL</b>	
2017/2541	Proposed alterations to a listed building including the replacement of windows on south and west elevations with new doors in existing openings, together with internal alterations to include formation of internal lobby to entrance door, revised layout of utility and new WC, formation of new kitchen area in existing dining hall and creation of new study in former kitchen area, removal of existing first floor cupboard and formation of new bathroom together with new sanitary ware.	LBC
Jayne Boldy	Butlers Cottage, 1 Glenview, Titlands Lane, Wookey Hole BA5 1BD <b>RECOMMENDED: APPROVAL</b>	
2017/2585	Proposed demolition of attached garage, construction of single storey rear extension with external decking area and construction of a detached triple garage.	HSE
Kelly Pritchard	Hillside House, Bishops Park Way to Constitution Hill, Dulcote BA5 3NU <b>RECOMMENDED: APPROVAL</b>	
2017/2677	Proposed felling of a large fir tree in a conservation area.	TCA
Bo Walsh	Fir Bank, Old Frome Road, Wells BA5 3DH <b>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
2017/2379 HSE Lynsey Bradshaw	Creation of vehicular access and off-street parking.  10 Southview, Old Frome Road, Wells BA5 3DN <b>RECOMMENDED: APPROVAL</b>	

2017/2355 HSE Kelly Pritchard	Insertion of dormer, external door and internal alterations.  Home Farm, Veal Lane, East Horrington BA5 3EA <b>RECOMMENDED: APPROVAL</b>	
2017/2425 FUL  Kelly Pritchard	The erection of an agricultural barn to provide the storage and shelter associated with the running of a smallholding and the erection of two polytunnels.  Land Near Wellesley Park, Dulcote <b>RECOMMENDED: APPROVAL</b>	
2017/2426 FUL Daniel Foster	Erection of a dwelling and garage.  Somersleaze Farm, Wells Road, Wookey BA5 1JU <b>RECOMMENDED: APPROVAL</b>	
2017/2531 FUL Daniel Foster	Erection of Agricultural Building for the use of Livestock Housing.  Wick Farm, Burcott Lane, Coxley Wick BA5 1QX <b>RECOMMENDED: APPROVAL</b>	
2017/2452 TPO  Bo Walsh	Proposed works to TPO Area Trees:- To reduce Pine Trees by 4-5 metres and raise crown over the top of the roof by 4 metres. To fell Ash Sucker under the Pine Trees.  Underwood Business, Wookey Hole Road, BA5 1AF <b>RECOMMENDED: APPROVAL</b>	
2017/1941 LBC  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 <b>RECOMMENDED: APPROVAL</b>	<b>A</b>
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 <b>RECOMMENDED: APPROVAL</b> <b>conditions and comments:</b> <b>The applicant to have regard for neighbours:</b> <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>	

2017/2282 FUL  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 <b>RECOMMENDED: APPROVAL</b> <b>comment:</b> <b>A request for Section 106 monies to provide suitable pedestrian access to the existing public services in Coxley.</b>	
2017/2268 HSE  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 <b>RECOMMENDED: APPROVAL</b>	
2017/2316 HSE Lynsey Bradshaw	Two storey side extension.  Tower House, Peace Close Lane, West Horrington BA5 3ED <b>RECOMMENDED: APPROVAL</b>	
2017/1957 FUL Lynsey Bradshaw	Change of use of agricultural to domestic.  Land to Rear of 2 Prospect Cottages, Lower Wellesley Road, Launcherley BA51QJ <b>RECOMMENDED: APPROVAL</b> <b>The Council would not like any development on this land.</b>	
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 <b>RECOMMENDED: APPROVAL</b> <b>condition and comment:</b> <b>The building to be tied to the main dwelling Orchard Byre as an agricultural building.</b>	
2017/1664 FUL Kelly Pritchard	Erection of dwelling house with self-contained annexe.  Mid Hay Farm, Haydon Drove, Haydon BA5 3EH <b>RECOMMENDED: APPROVAL</b>	
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 <b>RECOMMENDED: APPROVAL</b>	
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 <b>RECOMMENDED: APPROVAL</b>	

<p>2017/1539 FUL Lynsey Bradshaw</p>	<p>Extension of livestock building/cattle cubicles.</p> <p>New Manor Farm, Polsham Lane, Polsham BA5 1RP</p> <p><b>RECOMMENDED: REFUSAL</b>  <b>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 &amp; Tanner supporting documentation is titled "Retrospective Planning Application".</b></p>	<p><b>A*</b></p>
<p>2017/1218 FUL  Daniel Foster</p>	<p>Residential redevelopment of redundant farmyard with 7 residential dwellings.</p> <p>Middle Farm, Peace Close Lane, West Horrington BA5 3ED</p> <p><b>RECOMMENDED: APPROVAL</b></p>	
<p>2017/0906 HSE  Lynsey Bradshaw</p>	<p>Erection of part single and part two storey side extension to existing annexe.</p> <p>Mendip House, Old Frome Road, Wells BA5 3DH</p> <p><b>RECOMMENDED: APPROVAL</b></p>	
<p>2017/0995 HSE  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</p> <p><b>RECOMMENDED: APPROVAL</b></p>	
<p>2017/0996 LBC  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</p> <p><b>RECOMMENDED: APPROVAL</b></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</p> <p><b>RECOMMENDED: REFUSAL</b></p> <p><b>Condition 8</b></p> <ol style="list-style-type: none"> <li>1. <b>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.</b></li> <li>2. <b>It would be better for pedestrians that the hedgerow is between the road and the pavement.</b></li> <li>3. <b>The applicant has not supplied sufficient information as to what s278 works are to be carried out.</b></li> </ol>	
<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 subject to risk assessment and net locations, designs and maintenance.</b></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><b>RECOMMENDED: APPROVAL</b></p> <p><b>PREVIOUS RECOMMENDATION: REFUSAL</b></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> <b>PREVIOUS RECOMMENDATION: REFUSAL</b></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><b>RECOMMENDED: APPROVAL subject to the following conditions and comments:</b></p> <ol style="list-style-type: none"> <li>1. A maintenance charge to be levied on each property to protect the Parish Council from the maintenance costs of the green spaces.</li> <li>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.</li> <li>3. Security fencing to be erected on the west boundary to prevent encroachment onto private land.</li> <li>4. Protection required from future development for the public open spaces surrounding the site.</li> <li>5. The adjoining land (edged blue on the plans) to be designated exclusively for community and school use and not housing.</li> <li>6. Section 106 funding to be secured for a community facility on the adjoining land (edged blue on the plans).</li> <li>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?</li> <li>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.</li> <li>9. Funding is needed for a crossing on Wookey Hole Road and Highways to be consulted.</li> <li>10. There needs to be an adequate pathway front of the site on Wookey Hole Road.</li> <li>11. All paths should be of a suitable gradient and hard surfaced for disabled access.</li> <li>12. There should be a 2 metre wide disabled accessible and cycle friendly path onto St Cuthberts Avenue.</li> <li>13. The access paths onto the old Strawberry Line need to be disabled accessible.</li> <li>14. Section 106 funding to be secured to support the costs of the 67 bus service for a defined long-term period.</li> <li>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.</li> <li>16. There are major concerns about the adequacy of all infrastructure.</li> <li>17. St Cuthbert (Out) Parish Council request that they are represented at Section 106 negotiations.</li> <li>18. St Cuthbert (Out) Parish Council request that a Bovis representative attends any future meetings to present their plans, especially if they require amendements.</li> </ol> <p><b>The Planning Committee are in full agreement with the comments already made by the neighbouring Parish Wells City Council.</b></p>	

2017/0149 FUL Kelly Pritchard	New private drive and access to the public highway.  Slab House, Bath Road, Haydon, Wells BA5 3EQ <b>RECOMMENDED: APPROVAL</b>	
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 <b>RECOMMENDED: REFUSAL</b> <b>Environmental effects of the development (near Nature Reserve, noise and dust generation, water source protection zone, lead contaminated site).</b> <b>Landscape and visual impacts (near ANOB, inappropriate site location, detrimental to local area, scale of operation).</b> <b>Impact on transportation system (increased HGV movement and road miles – distance to collect materials).</b> <b>Operating issues (hours of operation).</b>	
2016/2925 FUL Kelly Pritchard	Installation of septic tank.  Dursdon Drove Farm, Dursdon Drove, Rookham BA5 3AW <b>RECOMMENDED: APPROVAL subject to Environment Agency approval (note: no information was supplied with this application).</b>	
2016/2976 HSE  Conrad Rodzaj	Proposed two storey and single storey side and rear extensions, first floor side extension and replacement roof. Alterations to access.  Treetops, Woodford Road, Woodford BA5 1QQ <b>RECOMMENDED: APPROVAL</b>	
2016/2988 VRC  Oliver Marigold	Application for variation of condition 2 (drawing numbers) on planning permission 2016/1137/FUL.  Land at Castle Lane, Wookey <b>RECOMMENDED: APPROVAL</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	
2017/1169 CNT	Water Treatment Plant.  Dulcote Quarry, Dulcote Hill Lane, Dulcote BA5 3PY	
2017/2297 AGB Lynsey Bradshaw	Application for prior notification of an agricultural building for storage of agricultural machinery, equipment, tools and stock.  Beechbarrow Farm, Bristol Road, Hillgrove BA5 3EL	<b>APPROVAL NOT REQUIRED</b>
2017/2416 NMA	Application for a non-material amendment to reserved matters approval 2016/2372/REM to enable changes to landscaping and external materials of Plot 5 (south-west elevation render to timber clad).  Somersleaze Farm, Wells Road, Wookey BA5 1JU	<b>A</b>



2017/2232 PAO	Application for prior approval for proposed change of use from offices (Class B1(a)) to 6 dwelling houses (Class C3 use), including 2 x 1 bed flats and 4 x 2 bed flats.  Land at Underwood Business Park, Wookey Hole Road BA5 1AF	<b>PRIOR APPROVAL REQUIRED AND REFUSED</b>
2017/2511 AGB	Application for prior notification of agricultural development for a proposed building.  The Barn, Old Bristol Road, Upper Milton	<b>PRIOR APPROVAL IS NOT REQUIRED</b>

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

Wednesday 15<sup>th</sup> November 2017, Coxley Memorial Hall, Coxley at 7pm.