

# ST CUTHBERT (OUT) PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN COXLEY MEMORIAL HALL, COXLEY ON WEDNESDAY 3<sup>RD</sup> JANUARY 2018, 7:00PM

**PRESENT:** Cllrs J Baker; E Danson; J Henderson; M Lunnon; T Mallinson; J Zorab (Cllr Reeves was co-opted to the meeting).

**IN ATTENDANCE:** Ms Michele Exton (Parish Clerk) and 3 Members of the Public.

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

Cllrs M Gilson; M Hayden.

**02. DECLARATIONS OF INTEREST**

**02.01.** Cllr Lunnon declared a PERSONAL interest in planning applications 2017/3095 and 2017/3096.

**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**

2 Members of the Public spoke on planning application 2017/3150.

**05. MINUTES OF ST CUTHBERT OUT PARISH COUNCIL PLANNING COMMITTEE HELD ON THURSDAY 7<sup>TH</sup> DECEMBER 2017**

**RESOLVED:** To approve the minutes of the Planning Committee held on Thursday 7<sup>th</sup> December 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>
2017/3095  Lynsey Bradshaw	Installation of temporary access.  Lilac Cottage Land to the North of Milton Lane, Wookey Hole <b>03/01/18 RECOMMENDED: APPROVAL</b>	FUL

2017/3096	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.	VRC
Lynsey Bradshaw	The Derelict Cottage is situated to the North of the top of Milton Lane in Wookey Hole <b>03/01/18 RECOMMENDED: APPROVAL</b>	
2017/3150	Application for Outline Planning Permission with some matters reserved for erection of nine dwellings within former domestic garden with details of access.	OTS
Kelly Pritchard	Riverside Restaurant, Main Road, Coxley BA5 1QT <b>03/01/18 RECOMMENDED: APPROVAL</b> <b>comment:</b> <b>The wildlife corridor in the western corner of the proposed development should be a minimum of 5 metres in width.</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
2017/2958 HSE	Proposed re-siting and erection of double garage with workshop space and loft storage above.	<b>W</b>
Lorna Elstob	Prospect Farm Barn, Woodford Road, Launcherley BA5 1QJ <b>07/12/17 RECOMMENDED: APPROVAL</b>	
2017/3026 FUL	Proposed agricultural building for storage of fodder and machinery.	
Kelly Pritchard	Land at Wellesley Lane, Dulcote <b>07/12/17 RECOMMENDED: APPROVAL</b>	
2017/2733 FUL	Demolition of office and storage sheds and erection of 10 business units.	
Anna Clark	Rocky Mountain Nursery, Old Frome Road, Masbury BA5 3HA <b>07/12/17 RECOMMENDED: APPROVAL</b>	

<p>2017/3042 FUL</p> <p>Lynsey Bradshaw</p>	<p>Proposed erection of an agricultural barn for storage of agricultural vehicles, equipment and tools.</p> <p>Beechbarrow Farm, Bristol Road, Hillgrove BA5 3EL <b>07/12/17 RECOMMENDED: APPROVAL</b> <b>conditions:</b></p> <ul style="list-style-type: none"> <li>• <b>The barn to only be used for agricultural purposes.</b></li> <li>• <b>The barn to be tied as an agricultural building to Beechbarrow Farm.</b></li> </ul>	
<p>2017/2563 FUL</p> <p>Rob Palmer</p>	<p>Widening of pedestrian gateways to the south-western entrance to the churchyard. Raising level of porch floor to that of nave to enable wheeled access into Church from road. A new overthrow will house a light positioned over the gate to replace the one fixed to the pub wall. Re-aligning steps from northern gateway to improve pedestrian access.</p> <p>Church of St Mary Magdalen, High Street, Wookey Hole BA5 1BP <b>15/11/17 RECOMMENDED: APPROVAL</b></p>	<b>A</b>
<p>2017/2564 LBC</p> <p>Rob Palmer</p>	<p>Widening of pedestrian gateways to the south-western entrance to the churchyard. Raising level of porch floor to that of nave to enable wheeled access into Church from road. A new overthrow will house a light positioned over the gate to replace the one fixed to the pub wall. Re-aligning steps from northern gateway to improve pedestrian access.</p> <p>Church of St Mary Magdalen, High Street, Wookey Hole BA5 1BP <b>15/11/17 RECOMMENDED: APPROVAL</b></p>	<b>A</b>
<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 <b>15/11/17 RECOMMENDED: REFUSAL</b> <b>comments:</b></p> <ul style="list-style-type: none"> <li>• <b>The proposal does not comply with Mendip District Council Local Plan Part 1: Strategy &amp; Policies 2006-2029 – Adopted 15<sup>th</sup> December 2014 – Local Infrastructure Development Policy 18 – Safeguarding Corridors for Sustainable Travel.</b></li> <li>• <b>The Council is concerned if there is sufficient provision for bats.</b></li> </ul>	

<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 <b>15/11/17 RECOMMENDED: REFUSAL</b></p> <p><b>comments:</b></p> <ol style="list-style-type: none"> <li><b>1. The infrastructure is inadequate to accommodate the significant increase in traffic, parking and narrowing of roads.</b></li> <li><b>2. There is insufficient affordable housing.</b></li> <li><b>3. The original plans are not available on Mendip District Council's website to enable comparison with the revised plans.</b></li> <li><b>4. There is lack of detail of what the changes are.</b></li> <li><b>5. The Council were given insufficient consultation time.</b></li> <li><b>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 15<sup>th</sup> February 2017) in particular relating to S106 monies (see recommendation below).</b></li> <li><b>7. The Council would like to add to the original application recommendation (Planning Committee 15<sup>th</sup> 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".</b></li> <li><b>8. The Council would like to reiterate their recommendation comments for application 2017/0688 VRC (Planning Committee 19<sup>th</sup> April 2017) (see recommendation below).</b></li> </ol>	
<p>2017/2759 HSE Lynsey Bradshaw</p>	<p>Single storey timber building for use as a garden room.</p> <p>East Side, Titlands Lane, Hurst Batch, Wells BA5 1BE <b>15/11/17 RECOMMENDED: APPROVAL</b></p>	<b>A</b>
<p>2017/2688 FUL  Lynsey Bradshaw</p>	<p>Proposed Change of Use of agricultural building to a dwelling house (Use Class C3), and associated building operations (retrospective).</p> <p>Barn at Worminster Farm, Worminster Lane, North Wootton, Shepton Mallet BA4 4AJ <b>15/11/17 RECOMMENDED: APPROVAL</b></p>	
<p>2017/2934 HSE Lynsey Bradshaw</p>	<p>Proposed single storey extensions to rear and side.</p> <p>5 High Green, Easton BA5 1EG <b>15/11/17 RECOMMENDED: APPROVAL</b></p>	
<p>2017/2825 HSE  Lynsey Bradshaw</p>	<p>Proposed annex extension ancillary to main house and re-siting of oil tank.</p> <p>Moor View, New Road, Launcherley, Shepton Mallet BA5 1QJ <b>15/11/17 RECOMMENDED: APPROVAL</b></p>	
<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 <b>25/10/17 RECOMMENDED: APPROVAL</b></p>	

<p>2017/2540 HSE</p> <p>Jayne Boldy</p>	<p>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.</p> <p>Butlers Cottage, 1 Glenview, Titlands Lane, Wookey Hole BA5 1BD <b>25/10/17 RECOMMENDED: APPROVAL</b></p>	
<p>2017/2541 LBC</p> <p>Jayne Boldy</p>	<p>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.</p> <p>Butlers Cottage, 1 Glenview, Titlands Lane, Wookey Hole BA5 1BD <b>25/10/17 RECOMMENDED: APPROVAL</b></p>	
<p>2017/2109 FUL</p> <p>Daniel Foster</p>	<p>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).</p> <p>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></p> <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>	
<p>2017/2282 FUL</p> <p>Daniel Foster</p>	<p>Demolition of former hotel building and construction of 10 no. new homes with associated garages, parking and landscaping.</p> <p>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></p>	
<p>2017/1935 FUL</p> <p>Kelly Pritchard</p>	<p>Erection of an agricultural building for the storage of plant machinery and hay/feed stock.</p> <p>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></p>	<p><b>A</b> <b>Without</b> <b>SCO PC</b> <b>recommen</b> <b>ded</b> <b>condition</b> <b>and</b> <b>comment</b></p>

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>	<b>A</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>	<b>A</b>
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 <b>RECOMMENDED: APPROVAL</b>	
2017/0995 HSE  Howard Warren	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.  Wookey House, Kennel Batch, Wookey Hole BA5 1AY <b>RECOMMENDED: APPROVAL</b>	
2017/0996 LBC  Howard Warren	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.  Wookey House, Kennel Batch, Wookey Hole BA5 1AY <b>RECOMMENDED: APPROVAL</b>	

<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 <b>19/04/2017 RECOMMENDED: REFUSAL</b> <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 <b>RECOMMENDED: APPROVAL</b> <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 <b>RECOMMENDED: APPROVAL</b> <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>15/02/17 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	
2017/2652 APP	Application for approval of details reserved by conditions 2 (external facing materials – Wall), 3 (external facing materials – Roof), on planning consent 2016/0034/REM.  The Barn, Old Bristol Road, Upper Milton BA5 3AH	<b>A</b>
2017/2713 LBC	Erection of an arts centre, ancillary to the residential care home.  East Court, Doctors Hill, Wookey BA5 1AR	<b>W</b>

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

**Thursday** 25<sup>th</sup> January 2018, Coxley Memorial Hall, Coxley at 7pm.