

# ST CUTHBERT (OUT) PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN COXLEY MEMORIAL HALL, COXLEY ON TUESDAY 24<sup>TH</sup> JANUARY 2017, 7:00PM

**PRESENT:** Cllrs N Adams; E Danson; B Derham; M Gilson; M Hayden; V Hill; M Lunnon

**IN ATTENDANCE:** Ms Michele Exton (Parish Clerk) and 6 Members of the Public

*Cllr Lunnon chaired the meeting*

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

Cllr J Zorab

## **02. DECLARATIONS OF INTEREST**

All Councillors declared a PERSONAL interest in 2016/2762.

Cllr Hill declared a PECUNIARY interest in 2016/2762 and left the meeting before the item was proposed and voted on; declared a PERSONAL interest in 2016/3056.

Cllr Lunnon also declared a PERSONAL interest in 2016/3056, 2016/3057 and 2016/3156.

## **03. EXCLUSION OF THE PRESS AND PUBLIC**

No items for exclusion.

## **04. PUBLIC QUESTION TIME**

No public questions.

## **05. MINUTES OF ST CUTHBERT OUT PARISH COUNCIL PLANNING COMMITTEE HELD ON WEDNESDAY 11<sup>TH</sup> JANUARY 2017**

**RESOLVED:** To approve the minutes of the Planning Committee held on Wednesday 11<sup>th</sup> January 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>
2016/2762  Kelly Pritchard	Proposed new dwelling with annexe.  Mid Hay Farm, Haydon Drove, Haydon BA5 3EH <b>RECOMMENDED: APPROVAL</b>	FUL

2016/3029	Approval of the details of the appearance, means of access, landscaping, layout and scale of permission 2016/0122/OTA relating to the erection of an agricultural workers dwelling and garage.	REM
Daniel Foster	New Haydon Farm, Haydon Drove, Haydon BA5 3EH <b>RECOMMENDED: APPROVAL</b>	
2016/3056	Change of use from B1 offices to A3 café/tea rooms	FUL
Lynsey Bradshaw	Unit 1, The Cheese Yard, West Horrington BA5 3ED <b>RECOMMENDED: APPROVAL</b>	
2016/3156	Retrospective application for the erection of a general purpose agricultural building (Barn B) for livestock and storage use and the formation of hardstanding.	FUL
Kelly Pritchard	Land at Little Crapnell Farm, Crapnell Lane, Dinder BA5 3HQ <b>RECOMMENDED: APPROVAL</b>	
2016/3157	Retrospective application for the erection of a general purpose agricultural building (Barn A) for livestock and storage use and the formation of bunding and hardstanding.	FUL
Kelly Pritchard	Little Crapnell Farm, Crapnell Lane, Dinder BA5 3HQ <b>RECOMMENDED: APPROVAL</b>	
2016/3103	Development of waste management facility at the Green Ore Farm Waste Composting Site including a weighbridge and office/staff facilities.	CNT
Bob Mills	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>	

## 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). 'NA' denotes the decision is 'NOT AVAILABLE'. Items marked with an '\*', have been determined contrary to Parish Council recommendation.

No. & Officer	Detail	Dec. A/R/W NA
2016/2857 FUL  Lynsey Bradshaw	Application to demolish existing barn and rebuild as a dwelling with extension.  Beechbarrow Farm, Bristol Road, Hillgrove BA5 3EL <b>RECOMMENDED: APPROVAL</b>	<b>NA</b>
2016/2912 FUL  Lynsey Bradshaw	Retrospective application for the extension to an agricultural storage building.  New Manor Farm, Polsham Lane, Polsham BA5 1RP <b>RECOMMENDED: APPROVAL</b>	<b>A</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>	<b>NA</b>
2016/2959 VRC  Daniel Foster	Variation of condition 1 (drawings) on planning consent 2015/0343/REM to substitute approved drawing 2014/BEVAN01/01 for 2014/BEVAN01/01 Rev A (proposed use of copper in lieu of corten 'rusted steel').  Land South of Woodford Lane, Upper Coxley <b>RECOMMENDED: APPROVAL</b>	<b>NA</b>
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 <b>RECOMMENDED: APPROVAL</b>	<b>NA</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>	<b>NA</b>
2016/2990 TCA  Bo Walsh	Weeping Willow (T14) – proposed pollard to a finished height of 8m from ground level. The ivy on trunk to be severed at circa 0.5m from ground level. White-Barked Himalayan Birch (T28) – proposed cut back branches currently encroaching on to lighting column to establish a minimum of 2m clearance from light.  Torrwood Care Centre, Gilbert Scott Road, South Horrington Village BA5 3FB <b>RECOMMENDED: TCA noted – no objections</b>	<b>NA</b>
2016/2991 FUL Lynsey Bradshaw	Proposed new access.  The Manor Farm, Woodford Lane, Upper Coxley BA5 1QS <b>RECOMMENDED: APPROVAL</b>	<b>NA</b>

2016/3026 TPO  Bo Walsh	Turkey Oak (T16) – Branches currently encroaching on to building – cut back branches to establish a minimum of 2m clearance from building.  Torrwood Care Centre, Gilbert Scott Road, South Horrington Village BA5 3FP <b>RECOMMENDED: APPROVAL</b>	<b>NA</b>
2016/2867 TCA	T1 Western Red Cedar – Fell, unsustainable in given area T2 Cherry – Fell Tree is growing over pagoda and casting shade onto surrounding shrubs and flower beds T3 Judas Tree – Fell Tree has been suppressed by neighbouring trees. Replanting options.  Gardeners Cottage, Church Street, Dinder BA5 3PE <b>RECOMMENDED: APPROVAL</b>	<b>TPO NOT REQUIRED NO OBJECTION</b>
2016/2598 TCA  Bo Walsh	Proposed removal of the Maple tree outside block 20-25 Lower Chapel Court. Intention to plant a tree in different location.  23 Lower Chapel Court, Moffats Drive, South Horrington Village BA5 3DF <b>RECOMMENDED: APPROVAL</b>	<b>TPO NOT REQUIRED NO OBJECTION</b>
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).  Tree House Day Nursery, School Lane, South Horrington Village BA5 3DL <b>RECOMMENDED: REFUSAL subject to risk assessment and net locations, designs and maintenance</b>	<b>NA</b>
2016/2583 DUB  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).  Tree House Day Nursery, School Lane, South Horrington Village BA5 3DL <b>RECOMMENDED: REFUSAL</b>	<b>NA</b>
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).  Tree House Day Nursery, School Lane, South Horrington Village BA5 3DL <b>RECOMMENDED: REFUSAL</b>	<b>NA</b>
2016/2563 HSE  Conrad Rodzaj	Two storey extension.  2 Prospect Cottages, Lower Wellesley Road, Launcherley BA5 1QJ <b>RECOMMENDED: APPROVAL</b>	<b>NA</b>

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 <b>RECOMMENDED: APPROVAL but with concerns expressed that the application does not include provision for Section 106 funds.</b>	<b>NA</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	<b>NA</b>
2016/3035 AGB Lynsey Bradshaw	Prior notification of agricultural development for the erection of a steel portal frame agricultural building.  Frome Road Farm, Old Frome Road BA5 3DL	<b>PRIOR APPROVAL NOT REQUIRED</b>
2014/1660 FUL	Change of use and renovation of an uninhabited cottage including the installation of a velux window in the grounds of Mendip House to a holiday let.  Mendip House, Upper Breach, South Horrington Village BA5 3QG	<b>DISPOSED OF</b>

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

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