



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 **Thursday** 7th December 2017 at 7:00pm.

Michele Exton

PARISH CLERK

St Cuthbert (Out) Parish 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 15TH NOVEMBER 2017

To approve the minutes of the Planning Committee held on Wednesday 15th November 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
2017/2958 Lorna Elstob	Proposed re-siting and erection of double garage with workshop space and loft storage above. Prospect Farm Barn, Woodford Road, Launcherley BA5 1QJ	HSE
2017/3026 Kelly Pritchard	Proposed agricultural building for storage of fodder and machinery. Land at Wellesley Lane, Dulcote	FUL
2017/2733 Anna Clark	Demolition of office and storage sheds and erection of 10 business units. Rocky Mountain Nursery, Old Frome Road, Masbury BA5 3HA	FUL
2017/3042 Lynsey Bradshaw	Proposed erection of an agricultural barn for storage of agricultural vehicles, equipment and tools. Beechbarrow Farm, Bristol Road, Hillgrove BA5 3EL	FUL

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
2017/2563 FUL Rob Palmer	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. Church of St Mary Magdalen, High Street, Wookey Hole BA5 1BP 15/11/17 RECOMMENDED: APPROVAL	
2017/2564 LBC Rob Palmer	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. Church of St Mary Magdalen, High Street, Wookey Hole BA5 1BP 15/11/17 RECOMMENDED: APPROVAL	
2017/2697 FUL Anna Clark	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. Disused Railway Bridge, Old Frome Road, Masbury 15/11/17 RECOMMENDED: REFUSAL comments: <ul style="list-style-type: none"> • The proposal does not comply with Mendip District Council Local Plan Part 1: Strategy & Policies 2006-2029 – Adopted 15th December 2014 – Local Infrastructure Development Policy 18 – Safeguarding Corridors for Sustainable Travel. • The Council is concerned if there is sufficient provision for bats. 	

<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 15/11/17 RECOMMENDED: REFUSAL comments:</p> <ol style="list-style-type: none"> 1. The infrastructure is inadequate to accommodate the significant increase in traffic, parking and narrowing of roads. 2. There is insufficient affordable housing. 3. The original plans are not available on Mendip District Council's website to enable comparison with the revised plans. 4. There is lack of detail of what the changes are. 5. The Council were given insufficient consultation time. 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 15th February 2017) in particular relating to S106 monies (see recommendation below). 7. The Council would like to add to the original application recommendation (Planning Committee 15th 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". 8. The Council would like to reiterate their recommendation comments for application 2017/0688 VRC (Planning Committee 19th April 2017) (see recommendation below). 	
<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 15/11/17 RECOMMENDED: APPROVAL</p>	
<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 15/11/17 RECOMMENDED: APPROVAL</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 15/11/17 RECOMMENDED: APPROVAL</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 15/11/17 RECOMMENDED: APPROVAL</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 25/10/17 RECOMMENDED: APPROVAL</p>	

2017/2540 HSE Jayne Boldy	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. Butlers Cottage, 1 Glenview, Titlands Lane, Wookey Hole BA5 1BD 25/10/17 RECOMMENDED: APPROVAL	
2017/2541 LBC Jayne Boldy	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. Butlers Cottage, 1 Glenview, Titlands Lane, Wookey Hole BA5 1BD 25/10/17 RECOMMENDED: APPROVAL	
2017/2585 HSE Kelly Pritchard	Proposed demolition of attached garage, construction of single storey rear extension with external decking area and construction of a detached triple garage. Hillside House, Bishops Park Way to Constitution Hill, Dulcote BA5 3NU 25/10/17 RECOMMENDED: APPROVAL	A
2017/2677 TCA Bo Walsh	Proposed felling of a large fir tree in a conservation area. Fir Bank, Old Frome Road, Wells BA5 3DH 25/10/17 RECOMMENDED: APPROVAL	TPO NOT REQUIRED NO OBJECTION
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 RECOMMENDED: APPROVAL	A
2017/2426 FUL Daniel Foster	Erection of a dwelling and garage. Somersleaze Farm, Wells Road, Wookey BA5 1JU RECOMMENDED: APPROVAL	A
2017/2531 FUL Daniel Foster	Erection of Agricultural Building for the use of Livestock Housing. Wick Farm, Burcott Lane, Coxley Wick BA5 1QX RECOMMENDED: APPROVAL	A

<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 RECOMMENDED: APPROVAL conditions and comments: The applicant to have regard for neighbours:</p> <ul style="list-style-type: none"> • The music to be turned off and the bar to be closed by midnight. • The applicant to ensure that visitors leave the site quietly. • The applicant to ensure there is sufficient parking for visitors. 	
<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 RECOMMENDED: APPROVAL comment: A request for Section 106 monies to provide suitable pedestrian access to the existing public services in Coxley.</p>	
<p>2017/1957 FUL</p> <p>Lynsey Bradshaw</p>	<p>Change of use of agricultural to domestic.</p> <p>Land to Rear of 2 Prospect Cottages, Lower Wellesley Road, Launcherley BA51QJ RECOMMENDED: APPROVAL The Council would not like any development on this land.</p>	R*
<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 RECOMMENDED: APPROVAL condition and comment: The building to be tied to the main dwelling Orchard Byre as an agricultural building.</p>	
<p>2017/1664 FUL</p> <p>Kelly Pritchard</p>	<p>Erection of dwelling house with self-contained annexe.</p> <p>Mid Hay Farm, Haydon Drove, Haydon BA5 3EH RECOMMENDED: APPROVAL</p>	
<p>2017/1526 HSE</p> <p>Kelly Pritchard</p>	<p>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.</p> <p>Wookey House, Kennel Batch, Wookey Hole BA5 1AY RECOMMENDED: APPROVAL</p>	

2017/1527 LBC	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.	
Kelly Pritchard	Wookey House, Kennel Batch, Wookey Hole BA5 1AY 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	
2017/0688 VRC	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.	
Oliver Marigold	Land off Wookey Hole Road, Wells 19/04/2017 RECOMMENDED: REFUSAL Condition 8 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</p> <p>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 15/02/17 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 Kelly Pritchard</p>	<p>New private drive and access to the public highway.</p> <p>Slab House, Bath Road, Haydon, Wells BA5 3EQ 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	
2017/1846 APP	Application for the discharge of condition 3 (schedule and samples of wall and roof materials) and 4 (external sample panel) of listed building consent 2016/2084/LBC	A
	Walcombe Farm House, Walcombe Lane, Wells BA5 3AG	
2017/1371 APP	Application for approval of details reserved by condition 7 (schedule of internal finishes) on listed building consent 2016/2084/LBC	A
	Walcombe Farm House, Walcombe Lane, Wells BA5 3AG	

08. DATE AND VENUE OF NEXT MEETING

Wednesday 27^h December 2017, Coxley Memorial Hall, Coxley at 7pm.