



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, on Wednesday 25th November 2015 at 7:00pm.

A handwritten signature in black ink, appearing to be 'S. Clerk', written in a cursive style.

PARISH CLERK

St Cuthbert (Out) Parish Council
c/o Monitoring Officer, Mendip District Council, Cannards Grave Road, Shepton Mallet,
Somerset, BA4 5BT

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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 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

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).*

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 4TH NOVEMBER 2015

To confirm and sign as correct record the minutes of the Council held on Wednesday 4th November 2015 (Attached).

06. PRESENTATION FROM BOON BROWN PLANNING

A presentation from Boon Brown Planning ref a proposal at Castle Lane.

07. APPLICATIONS FOR RECOMMENDATION

All planning applications can be viewed in detail from www.mendip.gov.uk. Members of Public are welcome to express their views at the Parish Council Planning Committee as well as direct to Mendip District Council.

2015/2140/FUL

- Conversion and extension of an existing barn at Land at Castle Lane, Wookey, Wells, Somerset, BA5 1NL including the creation of a new detached garage and associated landscaping.
- Land at Castle Lane, Castle Lane, Wookey, BA5 1NL.

2015/2252/HSE

- Demolition of garage and erection of two-storey extension in its place alongside the existing dwelling to provide additional living space and additional bedrooms.
- Spring Cottage, Worminster Lane, North Wootton, BA4 4AJ.

2015/2528/FUL

- Change of use (Unit 7) to auction room (Sui Generis). Flexible use throughout the remainder of the site to B1 business use save for café (A3) with maximum floor area of 250 sq m and retail (A1) uses with a maximum floor area of 315 sq m within the B1 area.
- Rookery Farm, Roemead Road, Binegar.

2015/2576/FUL

- Shepherds hut for holiday letting.
- The Manor Farm, Woodford Lane, Upper Coxley, BA5 1QS.

2015/2608/LBC

- Replacement double glazed windows and external doors.
- Coxley House Cottage, Stoppers Lane, Upper Coxley, BA5 1QS.

2015/2642/CLE

- Application for a Lawful Development Certificate of an existing use of land to east of Spring Cottage as garden Lane.
- Spring Cottage, Worminster Lane, North Wootton.

2015/2644/LBC

- Refurbishment and internal alterations
- Easton House, Pound Lane, Easton, BA5 1EF.

2015/2692/HDG

- Proposed removal of 400m of hedgerow.
- High Point Farm, Churchill Batch Lane, Croscombe

2015/2708/HSE

- New pitched roof over existing single storey flat roof to the rear elevation.
- Four Winds, Bristol Road, Green Ore

06. TO NOTE APPLICATIONS APPROVED BY MENDIP DISTRICT COUNCIL

Applications marked with '*' have been decided against Parish Council recommendations.

2015/1884/HSE

- Renovation of old waiting room and rebuild signal box to provide ancillary accommodation at Station House.
- Station House, Old Frome Road, Masbury, BA5 3HA.
- **RECOMMEND: APPROVAL**

2015/1806/HSE

- Erection of side extension with basement music room below.
- The Orchard, Milton Lane, Wookey Hole, BA5 1DG
- **RECOMMEND: APPROVAL**

2015/1837/HSE

- Replacement of two sheds with a new wooden garage/workshop with a cat-slide log store to the rear.
- Farm Cottage, Whitegate Lane, Lower Milton, Somerset.
- **RECOMMEND: APPROVAL**

07. TO NOTE APPLICATIONS REFUSED BY MENDIP DISTRICT COUNCIL

Applications marked with '*' have been decided against Parish Council recommendations.

*2015/1318/FUL

- Demolition of redundant hotel building and construction of 11 dwellings off Main Road together with associated car parking and landscaping.
- Coxley Vineyard Hotel, Main Road, Coxley, BA5 1RQ.
- **RECOMMEND: APPROVAL.** The Committee did raise concerns over the lack of a crossing and how the development could be 'cut off' from the rest of the village. This is especially important as many families are moving into the existing development. The Parish Council requests S106 monies be allocated to a crossing or suitable pathway to rest of the village.

08. DATE AND VENUE OF NEXT MEETING

Wednesday 16th December 2015, The Council Chamber, Wells Town Hall, Wells, 6:30pm