

**ST CUTHBERT (OUT) PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING
COMMITTEE HELD IN COXLEY MEMORIAL HALL,
COXLEY ON WEDNESDAY 25TH NOVEMBER 2015,
7:00PM**

PRESENT: Cllrs M Hayden; J Henderson; N Adams; E Danson; M Gilson; V Hill;
B Derham

IN ATTENDANCE: Mr Simon Davies (Parish Clerk) and 4 members of the Public

01. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN
Cllr L Danson

02. DECLARATIONS OF INTEREST

Cllr Lunnon declared a PERSONAL interest in 2015/2576/FUL

Cllr Hill declared a PERSONAL interest in 2015/2528/FUL

Cllr Henderson declared a PERSONAL interest in 2015/2608/LBC and 2015/2576/FUL

The Committee also noted Cllr Reeves declared a PERSONAL interest in 2015/2140/FUL, attending as a member of public.

03. EXCLUSION OF THE PRESS AND PUBLIC

No items for exclusion.

04. PUBLIC QUESTION TIME

- Mr Williams – Spoke against Application 2015/2140/FUL. Mr Williams represented views from Wookey Residents as well as Wookey Parish Council. Mr Williams raised concerns over the numbering of the plot, the foundations and the need for affordable housing in the village.
- Cllr Reeves – Spoke against Application 2015/2140/FUL. Cllr Reeves suggested that the Committee back the Wookey Parish Council recommendation (to REFUSE) and to raise concerns over the access to the near by School.

05. MINUTES OF ST CUTHBERT OUT PARISH COUNCIL PLANNING COMMITTEE HELD ON WEDNESDAY 4TH NOVEMBER 2015

RESOLVED: To confirm (with minor amendments) and sign as correct record the minutes of the Council held on Wednesday 4th November 2015.

06. PRESENTATION FROM BOON BROWN PLANNING

The Committee noted a presentation from Boon Brown Planning ref a proposal at Castle Lane.

07. APPLICATIONS FOR RECOMMENDATION

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.
- **RECOMMEND:** APPROVAL. The Committee discussed the proposal and voted. The majority was to recommend APPROVAL.

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.
- **RECOMMEND:** APPROVAL

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.
- **RECOMMEND:** APPROVAL

2015/2576/FUL

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

2015/2608/LBC

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

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.
- **RECOMMEND:** APPROVAL

2015/2644/LBC

- Refurbishment and internal alterations
- Easton House, Pound Lane, Easton, BA5 1EF.
- **RECOMMEND:** APPROVAL

2015/2692/HDG

- Proposed removal of 400m of hedgerow.
- High Point Farm, Churchill Batch Lane, Croscombe.
- **RECOMMEND:** REFUSAL. The Committee recommends REFUSAL due to concerns over the 'Wildlife Corridor', the destruction of an ancient hedge and an establish home for natural habitat. The Committee also raised concerns over the risk of subsidence.

2015/2708/HSE

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

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