



**ST CUTHBERT (OUT) PARISH COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING  
COMMITTEE HELD IN COXLEY MEMORIAL HALL, COXLEY  
ON WEDNESDAY 1<sup>st</sup> JUNE 2016, 7:00PM**

**PRESENT:** Cllrs J Henderson; M Gilson; M Hayden; B Derham, E Danson, V Hill

**IN ATTENDANCE:** Mr Simon Davies (Parish Clerk), Ms Michele Exton (Assistant Parish Clerk) and 5 members of the Public

*Cllr Danson chaired the meeting*

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

Cllrs Lunnon; Adams

**02. DECLARATIONS OF INTEREST**

None.

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

No items for exclusion.

**04. PUBLIC QUESTION TIME**

**05. MINUTES OF ST CUTHBERT OUT PARISH COUNCIL PLANNING COMMITTEE HELD ON WEDNESDAY 11TH MAY 2016**

**RESOLVED:** To confirm and sign correct the minutes of the Planning Committee held on Wednesday 11<sup>th</sup> May 2016.

**06. APPLICATIONS FOR RECOMMENDATION**

All planning applications can be viewed in detail from [www.mendip.gov.uk](http://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.

<b>No. &amp; Officer</b>	<b>Detail</b>	<b>Type</b>
15/3085	Conversion and extension of barn and stables to form a dwelling house.  Walcombe Farm, Walcombe Lane, BA5 3AG <b>RECOMMEND:</b> APPROVAL	FULL

16/0276  Kelly Pritchard	Application for approval of reserved matters sought for access, appearance, landscaping, layout and scale following outline approval (2012/0101) for the erection of three self-contained holiday lodges and a reception building (amended description to include access and amended drawings).  The Lodge, Thrupe Lane, Masbury, Shepton Mallet, BA5 3HE <b>RECOMMEND:</b> APPROVAL	REM
16/1015  Kelly Pritchard	Application for removal of condition 2 following grant of planning permission 059211/008 to allow retention of existing prefabricated bungalow and associated garage.  Injebreck, Mill Lane, Coxley, BA5 1QU <b>RECOMMEND:</b> APPROVAL	VRC
16/1030  Kelly Pritchard	Application for removal of condition 2 following grant of planning permission 059211/007 to allow retention of existing prefabricated bungalow and associated garage.  Injebreck, Mill Lane, Coxley, BA5 1QU <b>RECOMMEND:</b> APPROVAL	VRC
16/1038  Daniel Foster	Application for variation of conditions 2 (drawing numbers, including in respect of landscaping, garage size/location and window/rooflight details), 3 (external facing materials), 5 (hard and soft landscape works), 6 (landscape management strategy), 7 (timetable of ecological enhancements), 9 (Construction Method Statement), 10 (schedule of natural bio based building materials), 12 (extent of domestic garden), 13 (vehicular access) and 16 (parking, garaging and manoeuvring areas) following grant of planning permission 2014/2755.  Burcott Manor, Pennybatch Lane, Burcott, BA5 1NH <b>RECOMMEND:</b> APPROVAL	VRC
16/1155	Erection of a food production facility (use class B2) and associated gatehouse, pavilion, access, landscaping, swales, water treatment plant and pumping station (amended plans received 11th and 12th May 2016).  Dulcote Quarry, Dulcote Hill Lane, Dulcote, BA5 3PY	FUL
16/1156  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  St Cuthbert Out Planning Committee considered applications 16/1155 and 16/1156 together.  <b>RECOMMEND:</b> APPROVAL subject to raising the following	OTS

	<p>concerns of Residents and Councillors:</p> <ul style="list-style-type: none"> <li>• Concerns over fresh water and sewage in terms of quality, access to existing supplies and quantity used/discharged.</li> <li>• Concerns over emission of odours and light.</li> <li>• Continuing access to existing footpaths.</li> <li>• The protection of wildlife, especially protected species.</li> <li>• Concern over the implementation and schedule of proposed 'Transport Policies'.</li> <li>• Seeking assurance over the agreement to implement the cycle path from previous planning applications.</li> <li>• Assurance over maintaining the underpass access for pedestrians and cyclists. This must not be used as a cut through or be developed into one.</li> <li>• The over all planning costs should include the total funding of dedicated traffic free access to the site.</li> <li>• The Parish Council has asked Dulcote Forum to highlight any projects for S106 considerations.</li> </ul>	
--	---	--

### 07. TO NOTE PLANNING PERMISSION APPROVED

The following has been approved by Mendip District Council via the Planning Application process. Items marked with an '\*', have been determined contrary to Parish Council recommendation.

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).

No. & Officer	Detail	Dec. A/R/W
15/2771 Anna Clark	Demolition of office and storage sheds and erection of 10 business units. Rocky Mountain Nursery, Old Frome Road, Masbury, BA5 3HA	<b>W</b>
15/2697 Lynsey Bradshaw	Demolition of existing dwelling and erection of new relocated dwelling to land west of garage and erection of new workshop units (amended plans received 25/04/2016). Green Ore Filling Station, Bristol Road, Green Ore, BA5 3ER	
16/0514 Lynsey Bradshaw	Conversion of barn to a dwelling, including a new single storey extension (revision of 2015/1336/PAA) (amended description). Beechbarrow Farm, Bristol Road, Hillgrove, BA5 3EL	<b>A</b>
16/0675 Kelly Pritchard	Proposed conversion and change of use from offices to residential, providing 4 two bed maisonettes/flats. North Lodge, Moffats Drive, South Horrington Village , BA5 3DZ	
16/0856 Lynsey	Change of use of agricultural land to residential garden.	

Bradshaw	Toli Cottage, Polsham Lane, Polsham, BA5 1RP	
16/0885	Proposed reduction of T1 Thuja Tree to a low pollard finish in a Conservation Area. The reason for this work to is the root system of Thuja is causing damage to the driveway.	<b>A</b>
Bo Walsh	Westfield House, Old Frome Road, BA5 3DH	
16/0971 Daniel Foster	Proposed 3 bed holiday letting unit  Woodford Farm, Woodford Farm Road, Woodford, BA5 1QQ	
16/0986	Works to trees in a Conservation Area,	
Bo Walsh	Nos. 1 And 2 New Buildings, Long Lane, Dinder, BA5 3PQ	

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

Wednesday 22<sup>nd</sup> June 2016, Coxley Memorial Hall, Coxley at 7pm.