

**ST CUTHBERT (OUT) PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD REMOTELY ON
WEDNESDAY 19TH AUGUST 2020, 7:00PM**

PRESENT: Cllrs M Hayden, J Henderson, I Humphreys, M Lunnon & J Reeves.

IN ATTENDANCE: Cllr T Hathway, Cllr G Pettitt and Mrs L Pool (Deputy Parish Clerk).

01. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllr P Foster and T Mallinson and approved.

02. DECLARATIONS OF INTEREST

02.01. There was a declaration of PERSONAL and PREJUDICIAL interest by Cllr M Lunnon for application 2020/1399/FUL and 2020/1404/FUL.

02.02. There were no requests for dispensation for disclosable pecuniary interests.

02.03. There were no requests for dispensation.

03. EXCLUSION OF THE PRESS AND PUBLIC

There were no items for exclusion.

04. PUBLIC QUESTION TIME

The meeting was held remotely. One member of the public registered to speak but did not attend.

05. MINUTES OF ST CUTHBERT OUT PARISH COUNCIL PLANNING COMMITTEE HELD ON WEDNESDAY 29TH JULY 2020.

The minutes of the Planning Committee held on Wednesday 29th July 2020 were approved.

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
2020/1399 Jennifer Alvis	Conversion of outbuilding into self contained annex as ancillary accommodation to main house. Polsham Farm, Polsham Lane, Polsham, Wells BA5 1RP. 19/08/2020 RECOMMENDATION: APPROVAL.	FUL
2020/1382 Kelly Pritchard	9 Dwellings plus parking and external works previously granted outline planning permission 2017/3150/OTS Riverside Restaurant. Main Road, Coxley, Wells. 19/08/2020 RECOMMENDATION: APPROVAL.	FUL
2020/1331 Case Officer	Erection of 2 storey extension to the front RH side (north east) , first floor extension over existing conservatory rear (west) and single storey kitchen extension to the rear (west) of former conservatory. Sharcombe Grange, Sharcombe Lane, Dinder BA5 3PF 19/08/2020 RECOMMENDATION: APPROVAL.	HSE
2020/1404 Callam Pearce	Erection of permanent agricultural workers dwelling. Land at 358427 147037 Old Frome Road, East Horrington, Wells. 19/08/2020 RECOMMENDATION: APPROVAL.	FUL
2020/1423 Callam Pearce	Conversion of a garage/store to 1no one bedroom dwellinghouse. Wisteria Cottage, Village Lane, West Horrington BA5 3ED 19/08/2020 RECOMMENDATION: APPROVAL with conditions that a) provision for bat roost protection is identified and bat survey carried out, as per the submitted ecology report. b) Suitable lighting design is submitted following the results of a) as well as meeting all conditions of the submitted Design and Access Statement given the location in AONB.	FUL
2020/1424 Callam Pearce	Conversion of a garage/store to 1no one bedroom dwellinghouse. Wisteria Cottage, Village Lane, West Horrington BA5 3ED 19/08/2020 RECOMMENDATION: APPROVAL with conditions that a) provision for bat roost protection is identified and bat survey carried out, as per the submitted ecology report. b) Suitable lighting design is submitted following the results of a) as well as meeting all conditions of the submitted Design and Access Statement given the location in AONB.	LBC
2020/1513 Lynsey Bradshaw	Erection of an Accessible and Adaptable Whole Life Dwelling. Ashmount, Old Frome Road, East Horrington BA5 3DP 19/08/2020 RECOMMENDATION: APPROVAL.	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, or have conditions attached not stipulated by St Cuthbert (Out) Parish Council.

No. & Officer	Detail	Dec. A/R/W
2020/1195 FUL Callam Pearce	Demolition of existing dwelling and garage, erection of 2 dwellings and off-road parking, and improvements to existing highway access. Four Hands, Village Lane, West Horrington BA5 3ED. 29/07/2020 RECOMMENDATION: APPROVAL.	
2020/1176 FUL Callam Pearce	Change of use from agricultural to mixed use (B1 Business and C3 Residential) and erection of Live Work unit. Beechbarrow Farm, Hayden Drove, Hillgrove, Wells. 29/07/2020 RECOMMENDATION: APPROVAL on a) condition that access is re-routed away from Haydon Drove entrance onto A39, b) the site is used for local employment, c) application is sent to Planning Board for final decision and not case officers and d) SCOPC have previously recommended there is an agricultural tie, and restates this position.	
2020/1268 FUL Callam Pearce	Change of use from agricultural to mixed use (B1 Business and C3 Residential) and conversion of barn to Live Work unit. Beechbarrow Farm, Hayden Drove, Hillgrove, Wells. 29/07/2020 RECOMMENDATION: APPROVAL on a) condition that access is re-routed away from Haydon Drove entrance onto A39, b) the site is used for local employment, c) application is sent to Planning Board for final decision and not case officers and d) SCOPC have previously recommended there is an agricultural tie, and restates this position.	
2020/1325 FUL Kelly Pritchard	Construction of a single dwelling house and the change of use from agricultural land to C3 residential. Beechbarrow Farm, Bristol Road, Hillgrove BA5 3EL 29/07/2020 RECOMMENDATION: REFUSAL. a) Roof lighting should be re-designed with consideration to AONB, b) Improvements in choice of building materials were requested, c) The committee insists that access is not via the A39/Hayden Drove junction and d) SCOPC recommend there is an agricultural tie to this application.	

2020/1080 FUL Kelly Pritchard	Erection of Cricket Training Nets and associated works. Wells Cricket Club, School Lane, South Horrington, Wells. 29/07/2020 RECOMMENDATION: APPROVAL	
2020/1286 HSE Josh Cawsey	Erection of detached garage building with home office over. Middle Farm House, Peace Close Lane, West Horrington BA5 3ED 29/07/2020 RECOMMENDATION: APPROVAL	
2020/1287 FUL Anna Penn	Demolition of existing Dutch barn and erection of new dwelling with associated parking. Cheese Yard, Peace Close Lane, West Horrington, BA5 3ED. 29/07/2020 RECOMMENDATION: APPROVAL with condition to amend plans to consider the impact of light within the AONB from roof lights.	
2020/1283 HSE Callam Pearce	Erection of office/workshop ancillary to dwelling house. Tower House, Peace Close Lane, West Horrington BA5 3ED 29/07/2020 RECOMMENDATION: APPROVAL	
2020/1253 FUL Lynsey Bradshaw	Siting of 4no Holiday Lodges. The Chalet, Woodlands, Easton Hill, Easton BA5 1DU 29/07/2020 RECOMMENDATION: REFUSAL a) The drainage and sewage plan should be more comprehensive and b) the lodge close to resident's boundary be moved to be less invasive.	
2020/1310 FUL Callam Pearce	Demolition of an old stone building and the erection of a steel framed storage shed in its place. Dulcote Quarry, Old Power House Building, Dulcote Hill, BA5 3PX 29/07/2020 RECOMMENDATION: APPROVAL	
2020/0954 FUL Lynsey Bradshaw	Erection of an agricultural barn, including the new vehicular access and track, and earth bund (part retrospective.) (Description amended 11.06.2020) Land at Thrupe Lane, Masbury, Wells. 29/07/2020 RECOMMENDATION: NO COMMENTS. This application is within Croscombe Parish Council and their comments are already recorded.	

2020/1123 FUL Case Officer	Change of Use of Agricultural Barn to 1no. dwelling house, extension and associated works. Knapp Hill Farm, Knapp Hill, Wells BA5 3HT 08/07/2020 RECOMMENDATION: APPROVAL with conditions. 1) Roof material should be slate or tile to remain in keeping with the surrounding properties. 2) Roof lights should be more sensitive regarding the AONB. 3) Drainage / sewage: given proximity of water course and that water flows near children's play area, sewage should drain into mains sewer. See Planning Comment for further details.	
2020/1143 VRC Case Officer	Application to vary condition 5 (Ancillary Use – Residential) of planning approval 2019/2703/HSE (Proposed extension to, alterations and conversion of an attached outbuilding to provide two additional bedrooms to Burcott Farm annexe.) to mixed ancillary, bed and breakfast and workers dwelling use. Burcott Farm, Burcott Lane, Burcott BA5 1NG 08/07/2020 RECOMMENDATION: APPROVAL	*A with conditions
2020/1126 FUL Callam Pearce	Reinstate self-contained residential apartment within main house. Somersleaze House, Wells Road, Wookey BA5 1JJ 08/07/2020 RECOMMENDATION: APPROVAL	A
2020/1156 HSE Jennifer Alvis	Single storey extension to rear, loft conversion and internal alterations. Kaysleigh, Main Road, Coxley BA5 1QZ 08/07/2020 RECOMMENDATION: APPROVAL	
2020/1125 HSE Josh Cawsey	Demolition of ground floor conservatory and erection of first floor timber framed balcony. Orchard House, Kingdom, West Horrington BA5 3ED 08/07/2020 RECOMMENDATION: APPROVAL	*A with conditions
2020/1119 OTA Carlton Langford Lynsey Bradshaw	Application for Outline Planning Permission for the erection of a dwelling house, with up to four bedrooms and up to two storeys of living accommodation, and garage, with all matters reserved. 1 Burcott Farm Cottages, Burcott Lane, Wells. 08/07/2020 RECOMMENDATION: APPROVAL with conditions. The application is supported in principle but more detailed full plans are requested by the Planning Committee.	

2020/1014 FUL Lorna Elstob	Proposed extension to multi-user path Land at Dulcote Underpass to entrance of the Dulcote Quarry, Dulcote. 17/06/2020 RECOMMENDATION: APPROVAL with condition that crushed limestone forms the track surface as much as possible and not tarmac or concrete.	
2020/1031 FUL Charlotte Rogers	Conversion of barn to dwelling. Barn at Hillgrove Farm, Bristol Road, Hillgrove. 17/06/2020 RECOMMENDATION: APPROVAL	
2020/1052 HSE Charlotte Rogers	Demolition of existing bridge and erection of replacement; improvement of existing access and creation of drive and parking. The Old Rectory, Riverside, Dinder BA5 3PL 17/06/2020 RECOMMENDATION: APPROVAL with conditions. More detail should be submitted to evidence that the gate, its' fixtures, the replacement wall (height and mortar) and join to the existing old wall are in keeping with the conservation area and match surrounding features as far as possible.	
2020/0879 HSE Josh Cawsey	Erection of a single and two storey extension on the side (south) elevation. 21 Wells Road, Wookey Hole, Wells BA5 1DN 27/05/2020 RECOMMENDATION: APPROVAL	*A with conditions
2020/0954 FUL Lynsey Bradshaw	Erection of an agricultural barn. Land at Thrupe Lane, Masbury, Wells. 27/05/2020 RECOMMENDATION: APPROVAL WITH CONDITIONS. Approval should be conditional on the agricultural barn being used only for agricultural purposes and should be dismantled if it no longer has an agricultural function.	
2020/0775 FUL Charlotte Rogers	Erection of single storey dwelling with wheelchair access. 30 Wells Road, Wookey Hole BA5 1DN 13/05/2020 RECOMMENDATION: APPROVAL	

2020/0668 FUL	Construction of 9 number 3 bed dwellings with associated parking and upgrade to existing access following demolition of a 4/5 bedroom house and three number park homes, relocation of one number park home and removal of one number park home plot.	
Anna Penn	Homestead Park, wells Road, Wookey Hole BA5 1BW 22/04/2020 RECOMMENDATION: REFUSAL COMMENTS: PLEASE SEE ATTACHED 'ANNEX A 2020-0668-FUL Homestead Park' A: Current Council Meetings	
2020/0689 FUL	Proposed demolition of exiting barns and the construction of five permanent dwellings including new access and parking.	
Anna Clark	Myrtle Farm, Milton Lane, Wookey Hole BA5 1DG 22/04/2020 RECOMMENDATION: APPROVAL	
2020/0725 VRC	Variation of condition1 (drawings), 5 (vehicular access), 6 (visibility splay), 7 (estate road & turning areas) of permission 2016/2372/REM (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 associated access, garages and landscaping works (access, appearance, landscaping, layout and scale to be determind.)	
Kelly Pritchard	Former Nursery adj. Somerleaze Farm, Wells Road, Wookey, Wells. 22/04/2020 RECOMMENDATION: REFUSAL Comments: The Committee were aware of the resident's concerns. It was felt that the developer should fulfil the commitment made when selling the houses, ie to maintain a bonded gravel drive.	
2020/0484 OTS	Outline planning application for the erection of up to 90 dwellings with all matters reserved except for means of access.	
Anna Penn	Land at 353314 146683 Glencot Road, Wookey Hole, Wells. 01/04/2020 RECOMMENDATION: REFUSAL COMMENTS: PLEASE SEE ATTACHED 'ANNEX A 2020-0484-OTS GLENCOT ROAD': Current Council Meetings	
2020/0489	The construction of an agricultural building to form a milking parlour complex, bulk feed hopper and associated works.	*A with conditions
Anna Penn	Lower Manor Farm, Easton Moor Drove, Easton, Wells BA5 1ED. 01/04/2020 RECOMMENDATION: APPROVAL	
2020/0490 FUL	Erection of agricultural building.	*A with conditions
Anna Penn	Lower Manor Farm, Easton Moor Drove, Easton, Wells BA5 1ED. 01/04/2020 RECOMMENDATION: APPROVAL	

2020/0491 FUL Anna Penn	Erection of agricultural building. Lower Manor Farm, Easton Moor Drove, Easton, Wells BA5 1ED. 01/04/2020 RECOMMENDATION: APPROVAL	*A with conditions
2020/0492 FUL Case Officer	Erection of agricultural building to form cow accommodation. Lower Manor Farm, Easton Moor Drove, Easton, Wells BA5 1ED. 01/04/2020 RECOMMENDATION: APPROVAL	*A with conditions
2020/0493 FUL Anna Penn	Erection of agricultural slurry store and slurry reception pit. Lower Manor Farm, Easton Moor Drove, Easton, Wells BA5 1ED. 01/04/2020 RECOMMENDATION: APPROVAL	*A with conditions
2020/0596 FUL Kelly Pritchard	Change of use ffrom agricultural to residential and erection of 1no dwelling house. Beechbarrow Farm, Bristol Road, Hillgrove, Wells BA5 3EL 01/04/2020 RECOMMENDATION: APPROVAL	
2019/2972 FUL Lynsey Bradshaw	Part retrospective proposed dwelling. Higher Farm, Old Frome Road, East Horrington. 08/01/20 RECOMMENDATION: APPROVAL	
2019/2538 FUL Kelly Pritchard	Re-submission to previously approved scheme (2018/0974/FUL) to include additional bedroom windows, revised annexe ridge line and additional bedroom. Mendip Shooting Ground, Haydon Drove, Haydon, Wells BA5 3EH. 13/11/19 RECOMMENDATION: APPROVAL	
2019/1577 FUL Lynsey Bradshaw	Proposed new dwelling Land at 355763 143568 Upper Wellesley Lane, Dulcote. 21/08/19 RECOMMENDATION: APPROVAL with the condition that a covenant was created to protect the 40 acre SSSI and keep both the dwelling and land as one site for perpetuity.	

2019/1368 FUL Anna Clark	Erection of agricultural machinery sales, repairs and distribution centre (mixed use A1/B1/B2/B8). Land at 357893 149950 Roemead Road, Green Ore 10/07/19 RECOMMENDED: REFUSAL Comments: Existing fast-flow traffic; increase in heavy duty traffic; proximity to junction; recorded accidents at location; fragile road infrastructure; risk of contamination of water course; impact on AONB; building is overbearing and inappropriate for this location; development should not be on a greenfield site such as this site; does not comply with the Local Plan CP1 and CP4; consultation with adjoining Chewton Mendip Parish has been inadequate. The Parish Council is aware that written objections which they have received, have also been submitted to Mendip District Council. The Parish Council request that this application is considered by Mendip District Council's Planning Board.	
2019/0799 FUL Nikki White	Creation of a car park, extension of playground and playing field. Horrington Primary School, Bath Road, West Horrington 29/05/19 RECOMMENDED: APPROVAL	
2018/1780 FUL Lynsey Bradshaw	Residential Redevelopment of Redundant Farmyard with 7 Residential Dwellings Middle Farm, Peace Close Lane, West Horrington, BA5 3ED 22/08/18 RECOMMENDED: APPROVAL	
2017/0149 FUL Kelly Pritchard	New private drive and access to the public highway. Slab House, Bath Road, Haydon, Wells, BA5 3EQ RECOMMENDED: APPROVAL	
2020/0816 APP	Approval of details reserved by condition 16 (remediation strategy) on planning consent 2012/0700 Outline application for residential development (indicative layout of 188 units) including means of access. Thales, Wookey Hole Road, BA5 1AA.	A
2020/1129 APP	Application for approval of details reserved by conditions 16 (Footway along entire site frontage) on planning consent 2014/1522/OTS. Land North of the A371 and West of wells, Haybridge Hill, Haybridge.	A

08. DATE AND VENUE OF NEXT MEETING

Wednesday 9th September 2020. This meeting will be held remotely. Public participation is welcome either by emailing comments to deputyparishclerk.sco@yahoo.com or by following links to be published on the agenda on Thursday 3rd September 2020.