

Planning Committee Meeting

Wednesday 24th January 2024

PLANNING DECISIONS

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decision by Mendip District Council, which will be either 'APPROVAL' (A), 'REFUSAL' (R) or if the Application has been 'WITHDRAWN' (W).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.

#= Applications more than 6 months old: "Appeal Status unknown; appeal decision not available" Updated, 15th January 2024

No. & Officer	Detail	Dec. A/R/W
2023/2028 FUL Kelly Pritchard	Creation of a new access Scarlet Withies, Worminster Lane, North Wootton, Shepton mallet 03/01/24 RECOMMENDATION: APPROVAL	
2023/2326 HSE Jennifer Alvis	Single storey extension and internal alterations Dairy Cottage, Church Street, Dinder, Wells 03/01/24 RECOMMENDATION: APPROVAL	
2023/2235 FUL Carlton Langford	Erection of 1no. 4-bed dwellinghouse Land At 355763 143568 Upper Wellesley Lane Dulcote Wells Somerset 03/01/24 RECOMMENDATION: REFUSAL for the following reasons a) The Committee agreed that a relocation i) outside the SSSI and ii) on a lower contour would have less negative impact on the landscape & public visual amenity; b) the environmental significance of the site as an SSSI is critical; the Committee could not approve the application without seeing a revised report – and reassurances - from Natural England. Development within the SSSI would be in contravention of national and Local Plan policies; c) Relocating the dwelling on a lower contour would allow for the removal of the derelict remains within the SSSI and at the higher contour, and allow measures to restore the natural habitat to	

	continue undisturbed; d) The absence of an updated report from Natural England for the SSSI implications meant it was not possible to approve the application. The Committee would look favourably on the relocation of the dwelling to outside the SSSI, lower down the hill and closer to the new agricultural store/barn recently installed. The danger of the precedent being set, namely that SSSIs were acceptable sites for development, was an immense concern for the whole Committee, despite it not being a material consideration.	
2023/2352 HSE Lynsey Bradshaw	Replace existing conservatory with a brick render kitchen extension. New location of main house door Fair View, Bath Road, Haydon, Wells 03/01/24 RECOMMENDATION: APPROVAL	
2023/2468 AGE Lynsey Bradshaw 2023/2469 FUL Kelly Pritchard	Prior notification of agricultural development: slurry lagoon Land at New Manor Farm, Polsham Lane, Polsham, Wells. 03/01/24 RECOMMENDATION: REFUSAL for the following reasons a) the site is c669m from the proposed development of the former Three Wells Inn, comprising holiday lets and community facilities; bordering the track, the site is in close proximity to visitors exploring the immediate area; b) the proposed site is within a Natural England designated Environmentally Sensitive Area; c) The Committee disputed the claims of the Planning Statement for the following reasons: The site is 4.9km from RAMSAR site; 280m from boundary of EA’s Historic Flood Map; 409m from EA’s Rivers & Seas Flood Map Zone 3; 239m from EA’s Rivers & Seas Flood Map Zone 2; 229m from a known flood spot for surface water. The proposed site is bordered to the west by a rhyne/drain and abuts Lower Crannel Rhyne at the south-west corner. Further, the site is less than 5m above sea level and the water table easily rises above ground, as shown in the submitted feasibility guidelines. The western edge of the lagoon is closer to 50m from the nearest water course, rather than 70m stated; d) The land is NOT suitable for the construction of an impermeable earth-lined lagoon for slurry storage due to it’s low level, proximity to connected rhynes/drains and would not be guaranteed to accommodate the rainfall of 6 winter months. The feasibility guidelines also state that the site has permeable layers at depth, implying some slurry leaching into ground. *No Prior Approval Required	A*
2023/2157 HSE Jennifer Alvis	Proposed Dormer to 9A roof, raised terrace/decks to rear of house and annexe (9a) 9A New Close Village Lane West Horrington Wells Somerset 06/12/23 RECOMMENDATION: APPROVAL	
2023/2174 HSE Charlotte Rogers	Conversion of ancillary annexe and erection of bat barn Wattles Easton Hill Easton Wells Somerset 06/12/23 RECOMMENDATION: APPROVAL	

2023/2235 FUL Carlton Langford	Erection of 1no. 4-bed dwellinghouse Land At 355763 143568 Upper Wellesley Lane Dulcote Wells Somerset 06/12/23 RECOMMENDATION: Deferral on the basis of a missing report from Natural England. Due to the SSSI status of the site in question, the report from Natural England is required for the Planning Committee to make an informed judgement on the application.	
2023/2048 FUL Lynsey Bradshaw	Demolition of an existing dwelling and erection of replacement dwelling to match previous (retrospective). Treetops, Woodford Road, Woodford, Wells. 15/11/23 RECOMMENDATION: APPROVAL	A
2023/1884 FUL Kelly Pritchard	Erection of a temporary workers dwelling and associated works. Emborough Farm, Roemead Road, Binegar, Radstock. 25/10/23 RECOMMENDATION: APPROVAL	
2023/1985 HSE Jane Thomas	Conversion of garage / store into home office / studio & ancillary accommodation for main house. Gaberna, Main Road, Coxley, Wells. 25/10/23 RECOMMENDATION: APPROVAL	
2023/1779 FUL Kelly Pritchard	Change of use of land from Agricultural to residential Use Class C1 and the erection of 1no. dwelling and associated works. Land at Burcott House Farm, Pennybatch Lane, Burcott, Wells 04/10/23 RECOMMENDATION: APPROVAL	
2023/1515 Ed Winter	Outline application with all matters reserved except for access, up to 47no. dwellings (including affordable housing), open space, ecological mitigation and supporting infrastructure. Land at 353038 145483 Gypsy Lane, Wells. 23/08/23 RECOMMENDATION: REFUSAL. Please see Annex 2023/1515/OUT Gypsy Lane 23Aug23	
2023/1157 FUL Jennifer Alvis	Conversion of redundant barns to 1no. dwellinghouse. Land at 356471 146398 Knapp Hill, Wells. 23/08/23 RECOMMENDATION: APPROVAL with condition that lighting is appropriate to the area lying within the AONB.	

<p>2022/1369 REM</p> <p>Anna Clark</p>	<p>Application for approval of reserved matters following outline approval 2016/1156/OTS for a food production campus (use class B2), comprising food production, dispatch, offices, cookery academy and associated infrastructure and landscaping. Matters of access, appearance, landscaping, layout and scale to be determined (revised scheme submitted 14/08/23)</p> <p>Dulcote Quarry, Dulcote Hill Lane, Dulcote, Wells. 23/08/23 RECOMMENDATION: REFUSAL. The Committee requested that the lighting plans were reviewed and amended to be less invasive and have a lower cumulative impact on the area. With such changes, the Committee would be minded to approve.</p>	
<p>2023/0996 FUL</p> <p>Lynsey Bradshaw</p>	<p>Erection of 2no. dwelling houses (Retrospective)</p> <p>Former Tree House Day Nursery, Old Frome Road, Wells. 12/07/23 RECOMMENDATION: APPROVAL</p>	
<p>SCC/4059/ 2023</p>	<p>Planning Application for the extension and reorganisation of the Green Ore Waste Management Facility.</p> <p>Green Ore Farm Bungalow, Green Ore, Wells BA5 3EP 12/07/23 RECOMMENDATION: APPROVAL with the condition that a) the access road is a double-width, simultaneous in-and-out access point to mitigate against traffic hazards, and b) that County Highways can confirm the access is compliant with HGV Plant equipment.</p>	
<p>2022/2295 REM</p> <p>Kelly Pritchard</p>	<p>Application for approval of reserved matters following outline approval 2019/2630/OTA (erection 8no. dwellinghouses with a community hub) with matters of access/appearance/landscaping /layout/scale to be determined for the residential aspect of the approval (amended description 06.01.23 block plan received 24.01.23)</p> <p>Land North East of The Pound Inn, Main Road, Coxley, Wells. 08/03/23 RECOMMENDATION: APPROVAL</p>	
<p>2022/2310 FUL</p> <p>Charlotte Rogers</p>	<p>Erection of 1 no. yurt structure for holiday let.</p> <p>Orchard View, Stoppers Lane, Upper Coxley, Wells. 04/01/23 RECOMMENDATION: APPROVAL</p>	
<p>2022/2295 REM</p> <p>Kelly Pritchard</p>	<p>Application for approval of reserved matters following outline approval 2019/2630/OTA for the erection of 8no. dwellinghouses with a community hub with matters of access/appearance/landscaping/ layout/scale to be determined.</p> <p>Land North east of The Pound Inn, Main Road, Coxley, Wells. 04/01/23 RECOMMENDATION: APPROVAL with the condition that solar panels were installed on each dwelling.</p>	

<p>2022/1574 FUL Lynsey Bradshaw</p>	<p>Siting of 4no Holiday Lodges The Chalet, Woodlands, Easton Hill, Easton, Wells. 12/10/22 RECOMMENDATION: APPROVAL</p>	
<p>2022/1645 FUL Lynsey Bradshaw</p>	<p>Conversion and change of use including a small extension of agricultural building into a 2 bedroom residence. Land at 356679 146176 Bath Road, Wells. 31/08/22 RECOMMENDATION: REFUSAL for the following reasons A) <i>Previously: Tin roof does not fit with surrounding properties and should be replaced with slate or tile, given the prominence of the site. Design is not barn-conversion like, so a tin roof is not appropriate.</i> 2022: The proposed mono-pitched corrugated roof of zinc standing seam does not address these concerns. B) <i>Previously: that the site is within AONB was raised previously as grounds for Refusal (2019/1726/FUL).</i> 2022: That the AONB have not been consulted for this current application is a real concern. Further, as the land between the site & Churchill Road are also owned by the applicant, the potential for further applications within the AONB are possible and the AONB should be consulted. C) <i>Previous recommendations were that a) glazing at the front offers ample light and negates the need for excessive roof lights. Roof lights also are not compatible with a sensitive lighting plan for the bats (2020/1123/FUL) and b) a condition was requested improve the lighting scheme to incorporate technology to prevent light spill from roof lights as well as the current lighting scheme to be wholly sympathetic to the bat population (2020/2613/VRC).</i> 2022: Given the revised approach to downward facing lighting in response to the bat population, it is incongruous to require 6 roof lights that negate the measures of lighting scheme for bats. This was a reason for refusal. The Ecological Appraisal, a “one evening emergency survey” (p22) is now more than 3 years old and invalid. Item 4 (impact on ponds, rivers, streams or ditches) of the Biodiversity Checklist of August 2022 is disputed. The Parish Council request a current Ecological Survey D) <i>Previously: The drainage is inadequate: property is within 20-30ft from a natural watercourse, which has polluted previously. Drainage should go straight into mains sewer, otherwise drainage works should be far to the west of the property away from the water course.</i> 2022: It is still unclear how pollution of water courses from both</p>	

	<p>treatment plant and run-off water, leading to foul water being carried downstream, is to be managed. The Drainage Statement states: "a proposed grass-lined swale to convey attenuated run-off and treated effluent to ordinary watercourse, providing further water quality enhancement": this is not considered an adequate measure by the Parish Council, and</p> <p>E) The Appeal contention regarding Condition 7 (surface water) is not only still pending a decision, but a very real concern (and condition) of previous parish council recommendations, as indeed for this current application.</p>	
<p>2022/1369 REM</p> <p>Anna Clark</p>	<p>Application for approval of reserved matters following outline approval 2016/1156/OTS for a food production campus (use class B2), comprising food production, dispatch, offices, cookery academy and associated infrastructure and landscaping (add drainage info received 17/2/22). Matters of access / appearance / landscaping / layout / scale to be determined.</p> <p>Dulcote Quarry, Dulcote Hill Lane, Dulcote, Wells. 10/08/22 RECOMMENDATION: APPROVAL</p>	
<p>2022/0728 HSE</p> <p>Kelly Pritchard</p>	<p>Removal of existing septic tank and replacement with new package treatment plant.</p> <p>Higher Farm, Riverside, Dinder, Wells. 11/05/22 RECOMMENDATION: APPROVAL</p>	

LEGACY APPLICATIONS DELAYED FOR RAMSAR/PHOSPHATE OR OTHER ISSUES			
Application	Address	SCO RECOMMENDATION	MDC
2021/2570/FUL	The Billiard Room, Orchard Paddock, Wookey Hole, Wells	15/12/21: REFUSAL	
2021/2114/HSE	The Old Rectory, Riverside, Dinder, Wells	13/10/21: REFUSAL	
2021/0329/FUL	The Old Rectory, Riverside, Dinder, Wells BA5 3PL	17/03/21: APPROVAL w/c	
2020/2425/FUL	The Manor Farm, Woodford Lane, Upper Coxley, Wells BA5 1QS	03/02/21: APPROVAL w/c	
2020/2613/VRC	Knapp Hill Farm, Knapp Hill, Wells BA5 3HT.	03/02/21: APPROVAL w/c	
2020/2665/FUL	Wisteria Cottage, Village Lane, West Horrington, Wells.	03/02/21: REFUSAL	
2020/2666/LBC	Wisteria Cottage, Village Lane, West Horrington, Wells.	03/02/21: REFUSAL (see above)	
2020/1714/FUL	Buildings at Crapnell Farm, Crapnell Lane, Dinder, Wells	30/09/20: APPROVAL w/c	
2020/1715/FUL	Buildings at Crapnell Farm, Crapnell Lane, Dinder, Wells.	30/09/20: APPROVAL w/c	
2020/1634/FUL	Easton Farm, Ebbor Lane, Easton, BA5 1EJ.	09/09/20: APPROVAL	
2020/1382/FUL	Riverside Restaurant. Main Road, Coxley, Wells.	19/08/20: APPROVAL	
2020/1513/FUL	Ashmount, Old Frome Road, East Horrington BA5 3DP	19/08/20: APPROVAL	
2020/1195/FUL	Four Hands, Village Lane, West Horrington BA5 3ED.	29/07/20: APPROVAL	
2020/1287/FUL	Cheese Yard, Peace Close Lane, West Horrington, BA5 3ED	29/07/20: APPROVAL w/c	
2019/2972/FUL	Higher Farm, Old Frome Road, East Horrington.	08/01/20: APPROVAL	
2018/1780/FUL	Middle Farm, Peace Close Lane, West Horrington, BA5 3ED	22/08/18: APPROVAL	
2017/0149/FUL	Slab House, Bath Road, Haydon, Wells,	: APPROVAL	

Decisions records last searched, 15th January 2024.