

ST CUTHBERT (OUT) PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 06TH MARCH 2024

PRESENT: Cllr Hathway; Cllr Reeves; Cllr Mitchell (Co-opted)

IN ATTENDANCE: Mr R Coulson (Assistant Parish Clerk), Six (6) members of the public

RESOLVED: Cllr Mitchell was co-opted onto the Planning Committee.

01. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Cllr Hayden; Cllr Lunnon; Cllr Hoogesteger; Cllr Zorab

RESOLVED to accept the reasons given.

02. DECLARATIONS OF INTEREST

02.01. There was a declaration of personal interest by all Councillors in Application 2024/0195/FUL as the applicant is a Councillor

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

Members of the public agreed to speak as their application was discussed.

05. RECOMMENDATIONS OF ST CUTHBERT OUT PARISH COUNCIL PLANNING COMMITTEE ON WEDNESDAY 14TH February 2024

RESOLVED: The Committee resolved to accept the Minutes of the Planning Meeting of Wednesday 14th February 2024.

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	Dec: A/R/W
2024/0136 FUL Anna Jotcham	Change of Use from Agricultural to Equestrian & erection of stable block & menage. Land At Walcombe Barn, Walcombe Lane, Wells 06/03/2024 RECOMMENDATION: REFUSAL. The Committee has resolved to refuse this application due to various factors.. The Committee has resolved to refuse this application due to various factors. There are concerns about access: the obvious access to the site off Walcombe Lane has been disputed by neighbouring residents who state the access is not owned by the applicant; alternative access from the owner's property would appear to be down an embankment. There are concerns about the planned stabling of horses within the property as the site is adjacent to an intermittent watercourse which is prone to flooding. Additionally, the stabling of horses next to a watercourse is incongruous with the application stating it has no need for sewerage or waste management. Councillors are concerned about the potential for contamination of the watercourse in the event of heavy rainfall which would see liquid and solid waste washed into the watercourse.	R
2024/0195 FUL Kelly Pritchard	Erection of 2no. goose houses and 1no. field shelter for alpacas. (Retrospective) Emborough Farm, Roemead Road, Binegar, Radstock 06/03/2024 RECOMMENDATION: APPROVAL. The Committee has resolved to accept this application. The structure is in-keeping with the wider farm and is primarily a practical building. Councillors have suggested some planting around the perimeter of the property to screen the structure from view of residents. However the applications acceptance is not contingent on this, it is a suggestion only.	A
2024/0225 AGB Charlotte Rogers	Application for prior notification of agricultural development for a proposed building *Notification Only Land At Horrington Hill Farm, Mabels Lane, Haydon, Wells 06/03/2024 RECOMMENDATION: NO ACTION. The Committee has no comment on this notification.	N/A
2024/0204 VRC Jennifer Alvis	Application to remove condition 3 (agricultural occupancy) of planning approval 059068/005 (Erection of detached dwelling for Site Manager). Somersleaze Farm, Wells Road, Wookey, Wells 06/03/2024 RECOMMENDATION: APPROVAL. The Committee is satisfied that the removal of a Agricultural Tie from the	A

	planning application is legally sound and with precedent.	
2024/0260 HSE Kirsty Black	Demolish garden room and replace with new single storey extension. Easton House, Pound Lane, Easton, Wells 06/03/2024 RECOMMENDATION: APPROVAL. The Committee has resolved to accept the planning application for this property. The Committee has no issue with the idea of an extension to a listed property but does not approve of the planned flat roof of the extension. Due to this, the Committee has opted to accept this planning application but reject its paired application (2024/0261/LBC).	A
2024/0261 LBC Kirsty Black	Demolish garden room and replace with new single storey Extension. Easton House, Pound Lane, Easton, Wells. 06/03/2024 RECOMMENDATION: REFUSAL. The Committee is not satisfied with the addition of a flat roof onto the planned extension. The Committee will be willing to reconsider the application should the Applicant commit to adding a sloped, clay-tiled roof which is in-keeping with the wider property. Due to the Listed status of the property, maintaining its aesthetic appeal is paramount.	R
2024/0249 CLE Jennifer Alvis	Erection of building and its change of use and alterations to single dwelling house. *Notification Only The Studio, Old Frome Road, Masbury, BA5 3HA. 06/03/2024 RECOMMENDATION: NO ACTION. The Committee has no comment on this notification.	N/A
2024/0262 FUL Kelly Pritchard	Erection of Agricultural Barn. Land At 351380 143013, Swanshard Lane, Polsham, Wells. 06/03/2024 RECOMMENDATION: APPROVAL. The Committee is satisfied that the planned structure will not negatively affect the surrounding environment. Any noise will be limited to lambing season. The planned structure is in-keeping with the surrounding farm and is practical in nature.	A
2024/0320 PAA Jennifer Alvis	Prior Approval for a proposed conversion of existing portal framed barn into residential accommodation. *Notification Only Prospect Farm, Woodford Road, Launcherley, Wells. 06/03/2024 RECOMMENDATION: NO ACTION. The Committee has no comment on this notification.	N/A

07. TO NOTE PLANNING PERMISSION DECISIONS BY SOMERSET COUNCIL

There were no comments regarding Decision Notices

08. DATE AND VENUE OF NEXT MEETING

Wednesday 27th March 2024 at Coxley Memorial Hall (Back Room) at 6pm.