

# Planning Committee Meeting

Wednesday 21<sup>st</sup> August 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decision by Mendip District Council, which will be either 'APPROVAL' (A), 'REFUSAL' (R) or if the Application has been 'WITHDRAWN' (W).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, Tuesday 12<sup>th</sup> August 2024**

No. & Officer	Detail	Dec. A/R/W
2024/0974 FUL  Jennifer Alvis	Change of use of 2 agricultural store areas to a catering kitchen and a meat room.  Emborough Farm, Roemead Road, Binegar, Wells. <b>31/07/24 RECOMMENDATION: APPROVAL</b> <b>The Planning Committee has approved this application for the following reasons. The site does not present any risk to overlooking neighbouring properties or becoming an overbearing structure.</b> <b>The design of the building is functional and sympathetic to its surroundings, in addition to this, the planned layout is well considered and does not take up excessive space.</b> <b>Finally, the site presents no risks to surrounding ecological habitats and is sympathetic to its surroundings.</b>	
2024/1248 HSE  Kirsty Black	Extensions & replacement roof to create first floor and erection of detached garage.  25 Wells Road, Wookey Hole, Wells. <b>31/07/24 RECOMMENDATION: APPROVAL</b> <b>The planning committee has approved this application for the following reasons. The Planning Committee is willing to approve this application but would request that the planning development does not extend past the rear of the neighbouring properties as the planned balcony will then overlook neighbouring gardens. The design of the planned</b>	

	<p><b>development is in keeping with its neighbours and has no negative impact on public visual amenity, additionally the planned layout of the development is sympathetic to its surroundings and well considered for the area. The planned development does not adversely affect any trees and is considerate of surrounding plant life. There are no concerns over parking at the site.</b></p>	
<p>2024/0943/ CLP</p> <p>Lynsey Bradshaw</p>	<p>Replacing existing porch with a new one, single-storey rear extension, garage conversion and loft conversion.</p> <p>4 High Green, Easton, Wells. <b>19/06/24 RECOMMENDATION: NO COMMENT</b></p>	
<p>2024/0863/ TCA</p> <p>Bo Walsh</p>	<p>T1 - Willow - Fell and remove.</p> <p>3 New Square, South Horrington Village, Wells. <b>19/06/24 RECOMMENDATION: NO COMMENT</b></p>	
<p>2023/1087/ OUT</p>	<p>Planning Appeal: New House Farm APP/E3335/W/24/3338956</p> <p><b>New House Farm, Haybridge Hill, Wells. 19/06/24 RECOMMENDATION: REFUSAL</b></p> <p><b>The Planning Committee has restated its reasons for refusal in addition to the following points:</b></p> <ul style="list-style-type: none"> <li><b>&gt; A lack of provisions for increased amenities in the area to offset the additional pressure on local services such as the allotments and public utilities. The Committee has emphasised the importance of the area’s amenities being able to service an adequate proportion of the population. Adding more residents without increasing the availability of amenities is counterproductive.</b></li> <li><b>&gt; The proposed site lacks any suitable transport links. This will naturally lead to a car-dependent development which will lead to increased traffic on the roads in the area. The nearby junction at the intersection of the A371 and Elm Close has been elected as a potential place for a new pedestrian crossing which, in addition to the aforementioned increase in traffic, poses a significant risk to drivers and pedestrians utilising the junction.</b></li> <li><b>&gt; The Green Gap that St Cuthberts (Out) Parish Council has insisted on maintaining between the Parish and Wells is at further risk of being built over in this development, blurring the lines of where our remit</b></li> </ul>	

	<p><b>ends and wells begins. This will lead to difficulties administering the local area and judging which households fall into which Councils remit.</b></p> <p>➤ <b>Wells and St. Cuthbert (Out) Parish have fulfilled their quota of new housing developments. Further development in this area puts undue pressure on both Councils abilities to provide adequate transport and public amenities to these new developments.</b></p> <p>➤ <b>The is concern with the radiological surveys taken on the proposed site as the development opposite has recorded the presence of radon gas. This has the potential to pose a public health risk if not properly ameliorated.</b></p> <p>➤ <b>The Planning Committees biggest concern is the risk of flooding imposed by the increased sewage and drainage requirements that the new development places on nearby pumpworks which are already struggling to meet demand. Recent flooding in the Parish and the likelihood of further flooding due to climate change highlights the danger posed by overloading public sewage utilities, leading to waste water and potentially untreated sewage contaminating watercourses and rivers downstream of the proposed site.</b></p>	
<p>2024/0071 FUL</p> <p>Kirsty Black</p>	<p>The provision of 3 temporary yurts with 1 ancillary yurt with associated access, parking and landscaping for the purposes of tourist accommodation. (Revised application)</p> <p>The Old Vicarage, Veal Lane, East Horrington, Wells. <b>17/04/2024 RECOMMENDATION: APPROVAL</b> <b>The Planning Committee has approved of this re-application as the applicant has resolved the concerns the Committee had with the original application. The applicant has also committed to rebuilding the drystone walling once the site is operational given the large cost of the drystone reconstruction.</b></p>	
<p>2024/0335 FUL</p> <p>Kelly Pritchard</p>	<p>Conversion of Existing WC block to provide staff accommodation Unit</p> <p>Burcott Riding School, Lower Burcott Farm, Burcott Lane, Burcott, Wells</p>	

	<b>27/03/2024 RECOMMENDATION: APPROVAL</b>	
2024/0056 FUL  Kelly Pritchard	Conversion of barn to single dwelling (Part retrospective)  Park Farm, Haydon Drove, Haydon, Wells <b>14/02/2024 RECOMMENDATION: APPROVAL</b>	
2023/2235 FUL  Carlton Langford	Erection of 1no. 4-bed dwellinghouse  Land At 355763 143568 Upper Wellesley Lane Dulcote Wells Somerset <b>03/01/24 RECOMMENDATION: REFUSAL for the following reasons a)</b> 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>b)</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; <b>c)</b> 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; <b>d)</b> 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 <b>03/01/24 RECOMMENDATION: APPROVAL</b>	
2023/2235 FUL  Carlton Langford	Erection of 1no. 4-bed dwellinghouse  Land At 355763 143568 Upper Wellesley Lane Dulcote Wells Somerset <b>06/12/23 RECOMMENDATION:</b> 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.	

2023/1779 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 <b>04/10/23 RECOMMENDATION: APPROVAL</b>	
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. <b>23/08/23 RECOMMENDATION: REFUSAL. Please see <a href="#">Annex 2023/1515/OUT Gypsy Lane 23Aug23</a></b>	
2023/1157 FUL  Jennifer Alvis	Conversion of redundant barns to 1no. dwellinghouse.  Land at 356471 146398 Knapp Hill, Wells. <b>23/08/23 RECOMMENDATION: APPROVAL with condition that lighting is appropriate to the area lying within the AONB.</b>	
2022/1369 REM  Anna Clark	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)  Dulcote Quarry, Dulcote Hill Lane, Dulcote, Wells. <b>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.</b>	
SCC/4059/ 2023	Planning Application for the extension and reorganisation of the Green Ore Waste Management Facility.  Green Ore Farm Bungalow, Green Ore, Wells BA5 3EP <b>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.</b>	

<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. <b>04/01/23 RECOMMENDATION: APPROVAL with the condition that solar panels were installed on each dwelling.</b></p>	
<p>2022/1574 FUL</p> <p>Lynsey Bradshaw</p>	<p>Siting of 4no Holiday Lodges</p> <p>The Chalet, Woodlands, Easton Hill, Easton, Wells. <b>12/10/22 RECOMMENDATION: APPROVAL</b></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. <b>10/08/22 RECOMMENDATION: APPROVAL</b></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. <b>11/05/22 RECOMMENDATION: APPROVAL</b></p>	

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

**Decisions records last searched, 12<sup>th</sup> August 2024.**