

# ST CUTHBERT (OUT) PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 19<sup>TH</sup> JUNE 2024

**PRESENT:** Cllr Hathway; Cllr Lunnon; Cllr Reeves; Cllr Zorab; Cllr Hoogesteger.

**IN ATTENDANCE:** Mr R Coulson (Assistant Clerk) & 4 Members of the Public

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

Apologies received for Cllr Brown and Cllr Hayden; **RESOLVED** to accept reasons given.

## 02. DECLARATIONS OF INTEREST

**02.01.** There was a declaration of personal interest by Cllrs Lunnon and Hoogesteger for 2023/1087/OUT; There was a declaration of personal interest by Cllrs Lunnon and Reeves for 2024/0910/HSE; There was a declaration of personal interest by Cllr Lunnon for 2024/0928/HSE

**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 29<sup>th</sup> May 2024

**RESOLVED:** The Committee resolved to accept the Minutes of the Planning Meeting of Wednesday 29<sup>th</sup> May 2024.

## 06. APPLICATIONS FOR RECOMMENDATION

All planning applications can be viewed in detail from [www.mendip.gov.uk](http://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
2024/0908/PAA  Jennifer Alvis	Prior Approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development. Land South Of Wellesley Cottage, Upper Wellesley Lane, Dulcote, Wells. <b>19/06/24 RECOMMENDATION: NO COMMENT</b>	

2024/0910/ HSE	Proposed demolition of barn and construction of four vehicle garage.	
Kirsty Black	Mid Hay Farm, Haydon Drove, Haydon, Wells. <b>19/06/24 RECOMMENDATION: APPROVAL</b> <b>The Planning Committee approves this application due to its design being sympathetic to neighbouring landscape, being compatible with its surroundings, and due to the development providing a net positive to the public visual amenity. Additionally there is no concern regarding the development overlooking neighbouring properties.</b>	
2024/0943/ CLP	Replacing existing porch with a new one, single-storey rear extension, garage conversion and loft conversion.	
Lynsey Bradshaw	4 High Green, Easton, Wells. <b>19/06/24 RECOMMENDATION: NO COMMENT</b>	
2024/0928/ HSE	Installation of replacement windows and doors and replacement of three existing roof lights with three new roof lights.	
Kirsty Black	Shire Barn, Ebbor Lane, Wookey Hole, Wells <b>19/06/24 RECOMMENDATION: APPROVAL</b> <b>The Planning Committee has accepted this application as it provides a positive visual amenity to the public and is sympathetic with its surroundings.</b>	
2024/0977/ AGB	Application for prior notification of agricultural development for a proposed building.	
Anna Blackburn	Mountain Ash, Priddy Road, Green Ore, Wells. <b>19/06/24 RECOMMENDATION: NO COMMENT</b>	
2024/0863/ TCA	T1 - Willow - Fell and remove.	
Bo Walsh	3 New Square, South Horrington Village, Wells. <b>19/06/24 RECOMMENDATION: NO COMMENT</b>	
2023/1087/ OUT	Planning Appeal: New House Farm APP/E3335/W/24/3338956  New House Farm, Haybridge Hill, Wells. <b>19/06/24 RECOMMENDATION: REFUSAL</b> <b>The Planning Committee has restated its reasons for refusal in addition to the following points:</b> <ul style="list-style-type: none"> <li>➤ <b>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> </ul>	

- **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.**
- **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 ends and wells begins. This will lead to difficulties administering the local area and judging which households fall into which Councils remit.**
- **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.**
- **There 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.**
- **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.**

## **07. TO NOTE PLANNING PERMISSION DECISIONS BY SOMERSET COUNCIL**

There were no comments regarding Decision Notices

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

Wednesday 10<sup>th</sup> July 2024 at Coxley Memorial Hall (Back Room) at 7pm.