

# Planning Committee Meeting

Wednesday 31<sup>st</sup> July 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decision by Mendip District Council, which will be either 'APPROVAL' (A), 'REFUSAL' (R) or if the Application has been 'WITHDRAWN' (W).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 23<sup>rd</sup> July 2024**

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>	<b>R</b>
2024/0910/HSE  Kirsty Black	Proposed demolition of barn and construction of four vehicle garage.  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>	<b>A</b>
2024/0943/CLP  Lynsey Bradshaw	Replacing existing porch with a new one, single-storey rear extension, garage conversion and loft conversion.  4 High Green, Easton, Wells. <b>19/06/24 RECOMMENDATION: NO COMMENT</b>	

<p>2024/0928/ HSE</p> <p>Kirsty Black</p>	<p>Installation of replacement windows and doors and replacement of three existing roof lights with three new roof lights.</p> <p>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></p>	<p><b>A</b></p>
<p>2024/0977/ AGB</p> <p>Anna Blackburn</p>	<p>Application for prior notification of agricultural development for a proposed building.</p> <p>Mountain Ash, Priddy Road, Green Ore, Wells. <b>19/06/24 RECOMMENDATION: NO COMMENT</b></p>	<p><b>A</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.</b> <b>19/06/24 RECOMMENDATION: REFUSAL</b> <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</b></li> </ul>	

	<p>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.</p> <p>➤ 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.</p> <p>➤ 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.</p> <p>➤ 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.</p>	
<p>2024/0136/ FUL</p> <p>Anna Jotcham</p>	<p>Change of Use from Agricultural to Equestrian &amp; erection of stable block &amp; menage. (rev'd plan and drainage info. rec'd 14.04.2024)</p> <p>Land At Walcombe Barn, Walcombe Lane, Wells.</p> <p><b>29/05/24 RECOMMENDATION: REFUSAL</b></p> <p><b>The sites' location within a valley makes it high risk for flooding. Pre-existing photo-evidence of flooding at the site supports this fact and highlights the likelihood of contaminated rain/flood water washing into the watercourse. The site is adjacent to a watercourse which creates a high risk of contamination from the planned stabling of horses on the site. Given the aforementioned risk of flooding, it is highly likely that contamination of the watercourse occurs due to solid and liquid waste being washed into the watercourse by rainfall. The risk of phosphate contamination due to the lack of drainage plan and absence of covered manure pile to manage any</b></p>	<p><b>A</b></p>

	<b>contaminated water means that the risk to the watercourse is compounded.</b>	
2024/0071 FUL  Kirsty Black	The provision of 3 temporary yurts with 1 ancillary yurt with associated access, parking and landscaping for the purposes of tourist accommodation. (Revised application)  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>	
2024/0335 FUL  Kelly Pritchard	Conversion of Existing WC block to provide staff accommodation Unit  Burcott Riding School, Lower Burcott Farm, Burcott Lane, Burcott, Wells <b>27/03/2024 RECOMMENDATION: APPROVAL</b>	
2024/0260 HSE  Kirsty Black	Demolish garden room and replace with new single storey extension.  Easton House Pound Lane Easton Wells <b>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)</b>	<b>A</b>
2024/0261 LBC  Kirsty Black	Demolish garden room and replace with new single storey Extension.  Easton House, Pound Lane, Easton, Wells. <b>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.</b>	<b>A</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>	
2024/0002 FUL  Carlton Langford	Change of use of agricultural land to a secure fenced dog exercise Area  Land At Emborough Farm, Roemead Road, Binegar, Radstock <b>24/01/24 RECOMMENDATION: APPROVAL</b>	<b>A</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	



	<b>access point to mitigate against traffic hazards, and b) that County Highways can confirm the access is compliant with HGV Plant equipment.</b>	
2022/2310 FUL  Charlotte Rogers	Erection of 1 no. yurt structure for holiday let.  Orchard View, Stoppers Lane, Upper Coxley, Wells. <b>04/01/23 RECOMMENDATION: APPROVAL</b>	<b>A</b>
2022/2295 REM  Kelly Pritchard	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.  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>	
2022/1574 FUL  Lynsey Bradshaw	Siting of 4no Holiday Lodges  The Chalet, Woodlands, Easton Hill, Easton, Wells. <b>12/10/22 RECOMMENDATION: APPROVAL</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 (add drainage info received 17/2/22). Matters of access / appearance / landscaping / layout / scale to be determined.  Dulcote Quarry, Dulcote Hill Lane, Dulcote, Wells. <b>10/08/22 RECOMMENDATION: APPROVAL</b>	
2022/0728 HSE  Kelly Pritchard	Removal of existing septic tank and replacement with new package treatment plant.  Higher Farm, Riverside, Dinder, Wells. <b>11/05/22 RECOMMENDATION: APPROVAL</b>	

<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, 11<sup>th</sup> June 2024.**