

Planning Committee Meeting

Wednesday 13th December 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decision by Mendip District Council, which will be either 'APPROVAL' (A), 'REFUSAL' (R) or if the Application has been 'WITHDRAWN' (W).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 05th November 2024

No. & Officer	Detail	Dec. A/R/W
2024/1628/FUL Jane Thomas	Creation of a lean-to on the main barn to be used for a classroom and parking spaces Emborough Farm, Roemead Road, Binegar, Radstock. 23/10/24 RECOMMENDATION: APPROVAL The design of the building is compatible with the local environment/surroundings	
2024/1701/ REM Jennifer Alvis	Application for approval of reserved matters following outline approval 2019/1381/OTS for the erection of 100no. dwellings, (including the provision of 40 affordable housing units), Public Open Space and associated works. Matters of access/appearance/landscaping/layout/scale to be determined. Land South Of 17, Elm Close, Wells. 23/10/24 RECOMMENDATION: APPROVAL The Planning Committee has approved this application	
2024/1762/HSE Connor Chapman	Part Loft Conversion in existing house and extension to existing outbuilding. 4 New Buildings, Long Lane, Dinder, Wells. 23/10/24 RECOMMENDATION: APPROVAL The design of the building is compatible with the local environment/surroundings	

<p>2024/1780/ VRC</p> <p>Kelly Pritchard</p>	<p>Removal of condition 5 (Caravan Occupancy Time Limit) on consent 104293/004 (Touring caravan site, including new toilet and shower block, alterations to existing entrance).</p> <p>Haybridge Farm, Wells Holiday Park, Haybridge Hill, Haybridge, Wells.</p> <p>23/10/24 RECOMMENDATION: REFUSAL Due to the existing Condition in place, the Planning Committee feels it would be disadvantageous to the local area as the current status quo promotes tourism. By removing this Condition, the area would lose potential as a tourist asset. Replacing the availability of holiday destinations with permanent homes would also open the site up to additional development of permanent residences which is undesirable given the large developments that are either in progress or awaiting approval in St. Cuthbert (Out) Parish.</p>	
<p>2023/1515/ OUT</p> <p>Ed Winter</p>	<p>Outline application with all matters reserved except for access, up to 47no. dwellings (including affordable housing), open space, ecological mitigation, and supporting infrastructure.</p> <p>Land At 353038 145483, Gypsy Lane, Wells.</p> <p>23/10/24 RECOMMENDATION: REFUSAL To find the full comments on our website, please follow this link</p>	
<p>2024/1424/HSE</p> <p>Connor Chapman</p>	<p>Loft Conversion</p> <p>26 Elm Close, Wells, BA5 1LZ.</p> <p>02/10/24 RECOMMENDATION: REFUSAL The Planning Committee has expressed concerns over the aesthetic aspects of the planned loft extension. The planned changes create a roof and building profile at odds with their neighbours and creates a distinctly bulbous aspect to the roof of the property which many Committee members consider to be unattractive and a detriment to the area. The Planning Committee disputes this applications definition of a “loft conversion” as the planned changes in effect add a new story onto the property. This is not in-keeping with the stated goal of simply converting the loft. Regardless of the reasons listed above, the Planning Committee must reject this application in full as it mistakenly refers to the wrong property on the official application. Due to this, the Planning Committee cannot proceed.</p>	

<p>2024/1538/HSE</p> <p>Anna Blackburn</p>	<p>Erection of garage.</p> <p>Orchard House, Kingdom West, Horrington, Wells.</p> <p>02/10/24 RECOMMENDATION: APPROVAL</p> <p>There are no concerns over this application creating an overbearing aspect on the surrounding areas. The design is considerate of the surrounding area and does not negatively impact the aesthetic amenity of its surroundings. There are no concerns over the applications effect on listed buildings or conservation areas.</p>	<p>A</p>
<p>2024/1606/FUL</p> <p>Kelly Pritchard</p>	<p>Repair and restoration of existing window frame with replacement glazing panes.</p> <p>25 West Court Moffats Drive South Horrington Village Wells</p> <p>02/10/24 RECOMMENDATION: APPROVAL</p> <p>There are no concerns that the planned update to the building will cause an overbearing effect on the property. The design is in-keeping with the listed building status and the Committee is satisfied that the planned changes will not negatively affect the visual amenity of the property. The development is considerate of the listed building status and represents such a small change that many committee members agreed that it was indistinguishable from the current appearance. There is no concern that the planned development will harm any ecological habitats. The addition of glazed windows will likely improve the insulation of the house and lead to less energy usage which benefits the environment.</p>	<p>A</p>
<p>2024/1607/LBC</p> <p>Kelly Pritchard</p>	<p>Repair and restoration of existing window frame with replacement glazing panes.</p> <p>25 West Court Moffats Drive South Horrington Village Wells</p> <p>02/10/24 RECOMMENDATION: APPROVAL</p> <p>There are no concerns that the planned update to the building will cause an overbearing effect on the property. The design is in-keeping with the listed building status and the Committee is satisfied that the planned changes will not negatively affect the visual amenity of the property. The development is considerate of the listed building status and represents such a small change that many committee members agreed that it was indistinguishable from the current appearance. There is no concern that the planned development will harm any ecological habitats. The addition of glazed windows will likely improve the insulation of the house and lead to less energy usage which benefits the environment.</p>	<p>A</p>

<p>2024/1562/VRC</p> <p>Lynsey Bradshaw</p>	<p>Application to vary condition 2, Plans list, of planning approval 2021/2570/FUL, erection of dwelling, to revised plans list</p> <p>The Billiard Room, Orchard Paddock, Wookey Hole, Wells.</p> <p>02/10/24 RECOMMENDATION: APPROVAL</p> <p>The Planning Committee sees no significant changes to the previously approved plan and therefore is happy to grant approval as this variation does not represent a significant departure from the intent of the initial application.</p>	
<p>2024/1457/FUL</p> <p>Anna Blackburn</p>	<p>Change of use of agricultural land for the provision of 2no. holiday lodges with associated parking & landscaping.</p> <p>Land At 351800 147050, Redmond Bottom, Easton Hill, Easton, Wells.</p> <p>02/10/24 RECOMMENDATION: APPROVAL</p> <p>The Committee is satisfied that the application is considerate of aesthetic amenity and will be a net benefit to the area. The planned development does not appear to negatively impact any surrounding trees. The Committee is happy to approve this application as it is considerate of its natural surroundings. The site has adequate parking and will be able to service the capacity of the site.</p>	
<p>2024/0609/HSE</p> <p>Kirsty Black</p>	<p>A roof replacement due to the delamination of the stone slate</p> <p>Brookfield, Titlands Lane, Wookey Hole, Wells.</p> <p>21/08/24 RECOMMENDATION: REFUSAL</p> <ul style="list-style-type: none"> ● The proposed use of the incorrect type of slate to repair the existing delaminated slate is not acceptable given that the property is a Grade-II Listed Building. ● As the property is a Grade-II Listed Building, the replacement material must be as close to an identical quality/origin as the existing old material. Additionally, the application is missing crucial details for the Planning Committee to make an accurate decision. We encourage the applicant to withdraw this application and reapply with the right documentation and with a commitment to use the appropriate slate for the repairs. 	

<p>2024/0672/ LBC</p> <p>Kirsty Black</p>	<p>Replace pendle slate roof, with Cardinal reproduction stone slates laid in diminishing courses.</p> <p>Brookfield, Titlands Lane, Wookey Hole, Wells. 21/08/24 RECOMMENDATION: REFUSAL</p> <ul style="list-style-type: none"> ● As the property is a Grade-II Listed Building, the replacement material must be as close to an identical quality/origin as the existing old material. Additionally, the application is missing crucial details for the Planning Committee to make an accurate decision. We encourage the applicant to withdraw this application and reapply with the right documentation and with a commitment to use the appropriate slate for the repairs. ● The proposed use of the incorrect type of slate to repair the existing delaminated slate is not acceptable given that the property is a Grade-II Listed Building. 	
<p>2018/1780/ FUL</p> <p>Simon Trafford</p>	<p>Residential Redevelopment of Redundant Farmyard with 7 Residential Dwellings (Revisions and Further information received on Monday 5th August).</p> <p>Middle Farm, Peace Close Lane, West Horrington, Wells. 21/08/24 RECOMMENDATION: REFUSAL</p> <ul style="list-style-type: none"> ● The area itself is already developed and adding further development will lead to over-development which was to be mitigated by the benefit of a newly constructed carpark. Without this positive development, the existing plans will only be a net negative to the area. ● Developing this area further will only lead to further traffic congestion on these streets which are not designed for such high traffic levels and will lead to congestion. This will make the area less appealing to residents and lead to higher levels of exhaust emissions in the area. ● The level of traffic generation from this development will lead to the area being less navigable and the lack of the previously offered car park will see far more on street parking on a development which already experiences a large amount of this practice. ● The original planning application was approved on the proviso of a car park being provided alongside the development as this would be of considerable 	

	<p>community benefit. With the offer of a car park being withdrawn due to changing circumstances, this application is no longer a net benefit to the community and instead will lead to overdevelopment in the area.</p>	
<p>2024/1322/ OUT</p> <p>Ed Winter</p>	<p>Outline planning application for the erection of up to 78 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.</p> <p>Land At 353314 146683, Glencot Road, Wookey Hole, Wells. 21/08/24 RECOMMENDATION: REFUSAL</p> <p><u>To view the full comments of 2024/1322/OUT, please follow this link</u></p>	
<p>2023/1515/ OUT</p> <p>Ed Winter</p>	<p>Outline application with all matters reserved except for access, up to 47no. dwellings (including affordable housing), open space, ecological mitigation, and supporting infrastructure.</p> <p>Land At 353038 145483, Gypsy Lane, Wells. 21/08/24 RECOMMENDATION: REFUSAL</p> <p><u>To view the full comments of 2024/1515/OUT, please follow this link</u></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. 19/06/24 RECOMMENDATION: NO COMMENT</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. 19/06/24 RECOMMENDATION: NO COMMENT</p>	
<p>2023/1087/ OUT</p>	<p>Planning Appeal: New House Farm APP/E3335/W/24/3338956</p> <p>New House Farm, Haybridge Hill, Wells. 19/06/24 RECOMMENDATION: REFUSAL</p> <p>The Planning Committee has restated its reasons for refusal in addition to the following points:</p> <p>➤ 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</p>	

<p>counterproductive.</p> <ul style="list-style-type: none">➤ 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.➤ 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.➤ 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.	
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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 27/03/2024 RECOMMENDATION: APPROVAL	
2024/0056 FUL Kelly Pritchard	Conversion of barn to single dwelling (Part retrospective) Park Farm, Haydon Drove, Haydon, Wells 14/02/2024 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	
2023/2235 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.	
2023/1779 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.	
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 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.	
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. 10/08/22 RECOMMENDATION: APPROVAL	

2022/0728 HSE	Removal of existing septic tank and replacement with new package treatment plant.	
Kelly Pritchard	Higher Farm, Riverside, Dinder, Wells. 11/05/22 RECOMMENDATION: APPROVAL	

LEGACY APPLICATIONS DELAYED FOR RAMSAR/PHOSPHATE OR OTHER ISSUES			
Application	Address	SCO RECOMMENDATION	MDC
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	
2020/1195/FUL	Four Hands, Village Lane, West Horrington BA5 3ED.	29/07/20: 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, 23rd September 2024.