

**ST CUTHBERT (OUT) PARISH COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING  
COMMITTEE HELD ON WEDNESDAY 14<sup>TH</sup> FEBRUARY  
2024**

**PRESENT:** Cllr Hathway; Cllr Hayden; Cllr Reeves  
**IN ATTENDANCE:** Mr R Coulson (Assistant Clerk)

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

Apologies from Cllrs Zorab, Lunnon, and Hoogesteger

**RESOLVED** to accept reasons given.

**02. DECLARATIONS OF INTEREST**

**02.01.** There was one declaration of interest from Cllr Reeves regarding 2024/0056 due to personally knowing the applicant's family.

**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**

There were four members of the public in attendance. Applicant for 2024/0056 gave a short statement on why some work had already commenced and justified the application.

**05. RECOMMENDATIONS OF ST CUTHBERT OUT PARISH COUNCIL  
PLANNING COMMITTEE ON WEDNESDAY 24<sup>th</sup> January 2024**

**RESOLVED:** The Committee resolved to accept the Minutes of the Planning Meeting of Wednesday 24<sup>th</sup> January 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.

<b>No. &amp; Officer</b>	<b>Detail</b>	<b>Dec. A/R/W</b>
2024/0115	T1 - Willow Tree - Crown reduction by 3m T2 - Willow Tree - Crown reduction by 3m	TCA

Bo Walsh	Wells Cricket Club, School Lane, South Horrington Village, Wells, BA5 3DJ <b>14/02/24 RECOMMENDATION: APPROVAL</b>	
2023/2396	Application for a existing lawful development certificate for Breach of condition 3 (agricultural occupancy) of Outline application reference 059068/005 used as Residential Use. (Notification only)	CLE
Jennifer Alvis	Somerleaze Farm, Wells Road, Wookey, Wells <b>14/02/24 RECOMMENDATION: APPROVAL</b>	
2024/0071	The proposed development includes the provision of 3 temporary yurts with 1 ancillary yurt with associated access, parking and landscaping for the purposes of tourist accommodation.	FUL
Kirsty Black	The Old Vicarage, Veal Lane, East Horrington, Wells <b>14/02/24 RECOMMENDATION: REFUSAL – The Planning Committee resolved to reject the existing application for several reasons. There was concern raised from Councillors regarding the access to the site as the entrance to it is situated on a narrow country road on a blind corner. Additionally, the existing plans for the locations of the yurts leaves three of the four dwellings in clear view of the surrounding village. The Planning Committee stipulated that they would be willing to approve the application if the applicant committed to properly lowering and rebuilding the drystone walling around the site to improve visibility of the road while maintaining the aesthetic benefit of the drystone walling. The Planning Committee also stipulated that they would be willing to approve the application if the applicant agreed to relocate the yurts into the forested area on the site or alternatively committed to planting trees around the site boundaries to provide natural screening to maintain the aesthetic appeal of the landscape.</b>	
2024/0056	Conversion of barn to single dwelling (Part retrospective)	FUL
Kelly Pritchard	Park Farm, Haydon Drove, Haydon, Wells <b>14/02/24 RECOMMENDATION: APPROVAL – Planning Committee resolved to accept the application on the condition that construction follows building regulations. The Planning Committee also suggested to the applicant that they have the architectural plans redrawn due to a suspected error on the existing plans.</b>	

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

There were no matters arising from Decision Notices

## 08. DATE AND VENUE OF NEXT MEETING

Wednesday 14<sup>th</sup> of February at Coxley Memorial Hall (Back Room) at 7pm.