

Planning Committee Meeting

Wednesday 19th June 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decision by Mendip District Council, which will be either 'APPROVAL' (A), 'REFUSAL' (R) or if the Application has been 'WITHDRAWN' (W).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 11th June 2024

No. & Officer	Detail	Dec. A/R/W
2024/0136 Anna Jotcham	Change of Use from Agricultural to Equestrian & erection of stable block & menage. (rev'd plan and drainage info. rec'd 14.04.2024) Land At Walcombe Barn, Walcombe Lane, Wells. 29/05/24 RECOMMENDATION: REFUSAL 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 contaminated water means that the risk to the watercourse is compounded.	

2024/0484 LBC	Repairs to roof. Repair and replacement of historic fabric.	A
Rebecca Bowran	Church View, Church Street, Dinder, Wells. 17/04/2024 RECOMMENDATION: APPROVAL The Planning Committee approved this application on the condition that the garden wall of the property is maintained in compliance with the listed building status of the site.	
2024/0484 LBC	Repairs to roof. Repair and replacement of historic fabric.	A
Rebecca Bowran	Church View, Church Street, Dinder, Wells. 17/04/2024 RECOMMENDATION: APPROVAL The Planning Committee approved this application on the condition that the garden wall of the property is maintained in compliance with the listed building status of the site.	
2024/0536 HSE	Conversion of a portion of the front garden into off street parking.	A
Jennifer Alvis	11 Southview, Old Frome Road, Wells, BA5 3DN. 17/04/2024 RECOMMENDATION: APPROVAL The Planning Committee has approved this proposal but has advised the applicant to revise their plans given the angle of the parking space in relation to the entry to the property. Additionally there is a risk of the occupant being blocked in/out of their property due to the on street parking outside.	
2024/0528 FUL	Erection of new dwelling and garage/store building (revised scheme in respect of extant planning approval)	A
Kelly Pritchard	Somerleaze House, Wells Road, Wookey, Wells. 17/04/2024 RECOMMENDATION: APPROVAL	
2024/0071 FUL	The provision of 3 temporary yurts with 1 ancillary yurt with associated access, parking and landscaping for the purposes of tourist accommodation. (Revised application)	
Kirsty Black	The Old Vicarage, Veal Lane, East Horrington, Wells. 17/04/2024 RECOMMENDATION: APPROVAL 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.	

<p>2024/0136 FUL</p> <p>Anna Jotcham</p>	<p>Change of Use from Agricultural to Equestrian & erection of stable block & menage.</p> <p>Land At Walcombe Barn Walcombe Lane Wells 06/03/2024 RECOMMENDATION: REFUSAL. The Committee has resolved to refuse this application due to various factors. There are concerns about access: the obvious access to the site off Walcombe Lane has been disputed by neighbouring residents who state the access is not owned by the applicant; alternative access from the owner’s property would appear to be down an embankment. There are concerns about the planned stabling of horses within the property as the site is adjacent to an intermittent watercourse which is prone to flooding. Additionally, the stabling of horses next to a watercourse is incongruous with the application stating it has no need for sewerage or waste management. Councillors are concerned about the potential for contamination of the watercourse in the event of heavy rainfall which would see liquid and solid waste washed into the watercourse.</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 27/03/2024 RECOMMENDATION: APPROVAL</p>	
<p>2024/0260 HSE</p> <p>Kirsty Black</p>	<p>Demolish garden room and replace with new single storey extension.</p> <p>Easton House Pound Lane Easton Wells 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)</p>	
<p>2024/0261 LBC</p> <p>Kirsty Black</p>	<p>Demolish garden room and replace with new single storey Extension.</p> <p>Easton House, Pound Lane, Easton, Wells. 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</p>	

	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.	
2024/0071 FUL Kirsty Black	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. The Old Vicarage, Veal Lane, East Horrington, Wells 14/02/2024 RECOMMENDATION: REFUSAL	W
2024/0056 FUL Kelly Pritchard	Conversion of barn to single dwelling (Part retrospective) Park Farm, Haydon Drove, Haydon, Wells 14/02/2024 RECOMMENDATION: APPROVAL	
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 24/01/24 RECOMMENDATION: APPROVAL	
2023/2235 FUL Carlton Langford	Erection of 1no. 4-bed dwellinghouse Land At 355763 143568 Upper Wellesley Lane Dulcote Wells Somerset 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.	
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. 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.	

<p>SCC/4059/ 2023</p>	<p>Planning Application for the extension and reorganisation of the Green Ore Waste Management Facility.</p> <p>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.</p>	
<p>2022/2310 FUL</p> <p>Charlotte Rogers</p>	<p>Erection of 1 no. yurt structure for holiday let.</p> <p>Orchard View, Stoppers Lane, Upper Coxley, Wells. 04/01/23 RECOMMENDATION: APPROVAL</p>	
<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. 04/01/23 RECOMMENDATION: APPROVAL with the condition that solar panels were installed on each dwelling.</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. 12/10/22 RECOMMENDATION: APPROVAL</p>	
<p>2022/1645 FUL</p> <p>Lynsey Bradshaw</p>	<p>Conversion and change of use including a small extension of agricultural building into a 2 bedroom residence.</p> <p>Land at 356679 146176 Bath Road, Wells. 31/08/22 RECOMMENDATION: REFUSAL for the following reasons A) Previously: Tin roof does not fit with surrounding properties and should be replaced with slate or tile, given the prominence of the site. Design is not barn-conversion like, so a tin roof is not appropriate. 2022: The proposed mono-pitched corrugated roof of zinc standing seam does not address these concerns. B) Previously: that the site is within AONB was raised previously as grounds for Refusal (2019/1726/FUL). 2022: That the AONB have not been consulted for this current</p>	<p>A</p>

	<p>application is a real concern. Further, as the land between the site & Churchill Road are also owned by the applicant, the potential for further applications within the AONB are possible and the AONB should be consulted.</p> <p><i>C) Previous recommendations were that a) glazing at the front offers ample light and negates the need for excessive roof lights. Roof lights also are not compatible with a sensitive lighting plan for the bats (2020/1123/FUL) and b) a condition was requested improve the lighting scheme to incorporate technology to prevent light spill from roof lights as well as the current lighting scheme to be wholly sympathetic to the bat population (2020/2613/VRC).</i></p> <p>2022: Given the revised approach to downward facing lighting in response to the bat population, it is incongruous to require 6 roof lights that negate the measures of lighting scheme for bats. This was a reason for refusal.</p> <p>The Ecological Appraisal, a “one evening emergency survey” (p22) is now more than 3 years old and invalid. Item 4 (impact on ponds, rivers, streams or ditches) of the Biodiversity Checklist of August 2022 is disputed. The Parish Council request a current Ecological Survey</p> <p><i>D) Previously: The drainage is inadequate: property is within 20-30ft from a natural watercourse, which has polluted previously. Drainage should go straight into mains sewer, otherwise drainage works should be far to the west of the property away from the water course.</i></p> <p>2022: It is still unclear how pollution of water courses from both treatment plant and run-off water, leading to foul water being carried downstream, is to be managed. The Drainage Statement states: “a proposed grass-lined swale to convey attenuated run-off and treated effluent to ordinary watercourse, providing further water quality enhancement”: this is not considered an adequate measure by the Parish Council, and</p> <p>E) The Appeal contention regarding Condition 7 (surface water) is not only still pending a decision, but a very real concern (and condition) of previous parish council recommendations, as indeed for this current application.</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. 10/08/22 RECOMMENDATION: APPROVAL</p>	

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
2021/2570/FUL	The Billiard Room, Orchard Paddock, Wookey Hole, Wells	15/12/21: REFUSAL	A
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	
2020/1513/FUL	Ashmount, Old Frome Road, East Horrington BA5 3DP	19/08/20: APPROVAL	
2020/1195/FUL	Four Hands, Village Lane, West Horrington BA5 3ED.	29/07/20: APPROVAL	
2019/2972/FUL	Higher Farm, Old Frome Road, East Horrington.	08/01/20: APPROVAL	A
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, 11th June 2024.