

ST CUTHBERT (OUT) PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 31ST JULY 2024

PRESENT: Cllr Hathway; Cllr Hayden; Cllr Zorab; Cllr Brown; Cllr Cooke

IN ATTENDANCE: Mr R Coulson (Assistant Clerk); 2 representatives from Orme Architecture

01. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies received from Cllr Lunnon; Cllr Reeves; Cllr Hoogesteger

RESOLVED to accept reasons given.

02. DECLARATIONS OF INTEREST

02.01. There was a declaration of personal interest by all councillors in Application 2024/0974/FUL and a declaration of personal interest in 2024/1248/HSE by Cllr Hayden

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 19TH JUNE 2024

RESOLVED: The Committee resolved to accept the Minutes of the Planning Meeting of Wednesday 19th June 2024.

06. DISCUSSION WITH HOLLY STEWART ON BEHALF OF ORME ARCHITECTURE REGARDING APPLICATION 2018/1780/FUL

07. APPLICATIONS FOR RECOMMENDATION

All planning applications can be viewed in detail from 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
2024/0974 FUL Jennifer Alvis	Change of use of 2 agricultural store areas to a catering kitchen and a meat room. Emborough Farm, Roemead Road, Binegar, Wells. 31/07/24 RECOMMENDATION: APPROVAL The Planning Committee has approved this application for the following reasons. The site does not present any risk to overlooking neighbouring properties or becoming an overbearing structure. The design of the building is functional and sympathetic to its surroundings, in addition to this, the planned layout is well considered and does not take up excessive space. Finally, the site presents no risks to surrounding ecological habitats and is sympathetic to its surroundings.	
2024/1248 HSE Kirsty Black	Extensions & replacement roof to create first floor and erection of detached garage. 25 Wells Road, Wookey Hole, Wells. 31/07/24 RECOMMENDATION: APPROVAL The planning committee has approved this application for the following reasons. The Planning Committee is willing to approve this application but would request that the planning development does not extend past the rear of the neighbouring properties as the planned balcony will then overlook neighbouring gardens. The design of the planned development is in keeping with its neighbours and has no negative impact on public visual amenity, additionally the planned layout of the development is sympathetic to its surroundings and well considered for the area. The planned development does not adversely affect any trees and is considerate of surrounding plant life. There are no concerns over parking at the 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 21st August at Coxley Memorial Hall (Back Room) at 7pm.