



ST CUTHBERT (OUT) PARISH COUNCIL

COUNCIL SUMMONS: PLANNING COMMITTEE

Public Notice is hereby given that a meeting of St Cuthbert (Out) Parish Council Planning Committee, which Committee Members are summoned to attend, will be held in Coxley Memorial Hall, Coxley, on Wednesday 16th November 2016 at 7:00pm.

PARISH CLERK

St Cuthbert (Out) Parish Council
c/o Monitoring Officer, Mendip District Council,
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The Chairman will begin the formal business of the Council which is open to the Public to attend; during the meeting there is an opportunity for Members of the Public to speak.

Visit the website to view all supporting papers for the Agenda below. CONFIDENTIAL papers are only sent to Elected Members and not available on line. All documents are PDF (or equivalent) and can be downloaded to a suitable device.

A G E N D A

01. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Council to receive apologies for absence and, if appropriate, to resolve to approve the reasons given. [LGA 1972 s85\(1\)](#)

02. DECLARATIONS OF INTEREST

Members to declare any interests they may have in agenda items that accord with the requirements of the [Local Authorities \(Model Code of Conduct\) Order 2007 SI No.1159](#). *(NB this does not preclude any later declarations).*

03. EXCLUSION OF THE PRESS AND PUBLIC

To agree any items to be dealt with after the Public and Press has been excluded from the meeting within the requirements of the [Public Bodies \(Admission to Meetings\) Act \(as amended\) 1960](#).

04. PUBLIC QUESTION TIME

Public speaking time is normally restricted to 15 minutes in total (up to 3 minutes per speaker) at the discretion of the Chairman. The Chairman will call from those who are indicating to speak; written questions can also be received in advance of the meeting (by email, letter or phone call to the Chairman or Parish Clerk). As issues raised in public session may or may not relate to items on the agenda, no resolution for action can be taken.

05. MINUTES OF ST CUTHBERT OUT PARISH COUNCIL PLANNING COMMITTEE HELD ON WEDNESDAY 26TH OCTOBER 2016

To approve the minutes of the Planning Committee held on Wednesday 26th October 2016 (Attached).

06. 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	Type
2016/2598 Bo Walsh	Proposed removal of the Maple tree outside block 20-25 Lower Chapel Court. Intention to plant a tree in different location. 23 Lower Chapel Court, Moffats Drive, South Horrington Village BA5 3DF	TCA
2016/2478 Oliver Marigold	Application for variation of condition 2 (drawing numbers) on planning permission 2016/1137/FUL Land at Castle Lane, Wookey BA5 1NL	VCR
2016/2582 Lynsey Bradshaw	The demolition of existing children's nursery and the erection of a new children's nursery and 2 no dwellings to financially cross subsidise development. (Re-submission). Tree House Day Nursery, School Lane, South Horrington Village BA5 3DL	FUL
2016/2583 Lynsey Bradshaw	The demolition of existing children's nursery and the erection of a new children's nursery and 2 no dwellings to financially cross subsidise development. (Re-submission). Tree House Day Nursery, School Lane, South Horrington Village BA5 3DL	DUB
2016/2584 Lynsey Bradshaw	The demolition of existing children's nursery and the erection of a new children's nursery and 2 no dwellings to financially cross subsidise development. (Re-submission). Tree House Day Nursery, School Lane, South Horrington Village BA5 3DL	LBC

2016/2591	Application for approval of reserved matters following outline approval (2012/0101) for the erection of three self-contained holiday lodges and a reception building (appearance, landscaping, layout & scale to be determined).	REM
Kelly Pritchard	The Lodge, Thrupe Lane, Masbury, Shepton Mallet BA5 3HE	

07. 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). 'NA' denotes the decision is 'NOT AVAILABLE'. Items marked with an '*', have been determined contrary to Parish Council recommendation.

No. & Officer	Detail	Dec. A/R/W NA
2016/2227 FUL Lynsey Bradshaw	Roofing area over dung pit. Harters Hill Farm, Harters Hill, Coxley, BA5 1RD RECOMMENDED: APPROVAL	NA
2016/2387 HSE Stephanie Lamb	Demolish existing porch and shed, proposed front extension. The Willows, Village Lane, West Horrington, BA5 3ED RECOMMENDED: APPROVAL	A
2016/2409 HSE Lynsey Bradshaw	Proposed detached double garage. Toli Cottage, Polsham Lane, Polsham, BA5 1RP RECOMMENDED: APPROVAL	NA
2016/2324 HSE Karen Stretton	Proposed dependant relatives annexe, new roof finish and new dormer window to roof space. Mendipity, Easton Hill, Easton, BA5 1DU RECOMMENDED: APPROVAL	NA
2016/2563 HSE Conrad Rodzaj	Two storey extension 2 Prospect Cottages, Lower Wellesley Road, Launcherley, BA5 1QJ RECOMMENDED: APPROVAL	NA

2016/2372 REM Daniel Foster	Application for approval of reserved matters following outline approval 2013/2445/OTS for the demolition of existing buildings and the erection of nine new dwellings with access, garages and landscaping works (access, appearance, landscaping, layout and scale to be determined). Former nursery land adjacent to Somerleaze Farm, Wookey, BA5 1JU RECOMMENDED: APPROVAL but with concerns expressed that the application does not include provision for Section 106 funds.	NA
2016/1655 FUL Lynsey Bradshaw	Extension of existing building by adding 4 open sided steel frame bays for storage. Wells Reclamation Company, Main Road, Coxley, Wells BA5 1RQ RECOMMENDED: APPROVAL	A
2016/2138 HSE Stephanie Lamb	Part single storey and part one and a half storey residential extension. Redmond Bottom, Easton Hill, Easton, Wells BA5 1DU RECOMMENDED: APPROVAL	A
2016/2180 LBC Rob Palmer	Attic conversion. Bishops House, Moffats Drive, South Horrington Village, Wells BA5 3LA RECOMMENDED: APPROVAL	R*
2016/1549 FUL Stephanie Lamb	Construction of new private driveway and access onto the public highway. Slab House, Bath Road, BA5 RECOMMENDED: REFUSAL	NA
2016/1990 FUL Daniel Foster	Conversion and extension of agricultural barn to form a dwelling. Barn adjoining Burcott House Farm, Burcott, BA5 1NH RECOMMENDED: APPROVAL	NA
2016/2084 LBC Kelly Pritchard	Conversion and extension of barn and stable to form a dwellinghouse. Walcombe Farm, Walcombe Lane, BA5 3AG RECOMMENDED: APPROVAL	NA
2015/3085 Kelly Pritchard	Conversion and extension of barn and stables to form a dwelling house. Walcombe Farm, Walcombe Lane, BA5 3AG RECOMMENDED: APPROVAL	NA
2016/0675 FUL Kelly Pritchard	Proposed conversion and change of use from offices to residential, providing 4 two bed maisonettes/flats. North Lodge, Moffats Drive, South Horrington Village , BA5 3DZ	NA

2016/1038 VRC Daniel Foster	Application for variation of conditions 2 (drawing numbers, including in respect of landscaping, garage size/location and window/rooflight details), 3 (external facing materials), 5 (hard and soft landscape works), 6 (landscape management strategy), 7 (timetable of ecological enhancements), 9 (Construction Method Statement), 10 (schedule of natural bio based building materials), 12 (extent of domestic garden), 13 (vehicular access) and 16 (parking, garaging and manoeuvring areas) following grant of planning permission 2014/2755. Burcott Manor, Pennybatch Lane, Burcott, BA5 1NH RECOMMENDED: APPROVAL	NA
2016/1155 FUL Anna Clark	Erection of a food production facility (use class B2) and associated gatehouse, pavilion, access, landscaping, swales, water treatment plant and pumping station (amended plans received 11th and 12th May 2016). Dulcote Quarry, Dulcote Hill Lane, Dulcote, BA5 3PY	A
2016/1156 OTS Anna Clark	Application for Outline planning permission (with all matters reserved) for a food production campus (use class B2), comprising food production, dispatch, offices, cookery academy and associated infrastructure and landscaping (amended plans received 11th and 12th May 2016). Dulcote Quarry, Dulcote Hill Lane, Dulcote, BA5 3PZ	NA
2016/1480 PAA Lynsey Bradshaw	Proposed change of use of agricultural building to a dwellinghouse (Use Class C3), and associated building operations (additional information submitted 15/09/2016 – 'Report on Visual Structural Inspection'). Worminster Farm, Worminster Lane, North Wootton, Shepton Mallet BA4 4AJ	A
2016/2193 PAA Kelly Pritchard	Notification for prior approval for a change of use of agricultural building to dwellinghouse (Class Cs), and for associated operational development. Land at Broom Close Corner, Binegar, Radstock	R

08. DATE AND VENUE OF NEXT MEETING

Wednesday 7th December 2016, Coxley Memorial Hall, Coxley at 7pm.