



## 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 22<sup>nd</sup> June 2016 at 7:00pm.

A handwritten signature in black ink, appearing to be 'S' followed by a long horizontal flourish.

#### PARISH CLERK

St Cuthbert (Out) Parish 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 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 1<sup>ST</sup> JUNE 2016**

To approve the minutes of the Planning Committee held on Wednesday 1<sup>st</sup> June 2016 (Attached).

## **06. APPLICATIONS FOR RECOMMENDATION**

All planning applications can be viewed in detail from [www.mendip.gov.uk](http://www.mendip.gov.uk). Members of 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>Type</b>
16/1003  Daniel Foster	Extension of existing stables, erection of mixed-use agricultural and equestrian barn, installation of a horse-walker, provision of associated hardstanding and parking, change of use of land from agriculture to mixed agricultural and equestrian, and use of land for the temporary stationing of a log cabin for essential equestrian workers  Land South of Greenacres, Wellesley Lune, Dulcote	FUL
16/1078  Daniel Foster	New 4 Bedroom dwelling house with garage  1 Salt Box, Tynings Farm Lane, Coxley	FUL
16/1121  Stephanie Lamb	Proposed demolition of existing lean-to and erection of single storey side extension  Haybridge Cottage, Haybridge Hill, Haybridge	HSE
16/1159  Steven Jones	Change of use from agricultural barn/implements shed to private garage (C3), and extension to rear and modifying ridge height  Washing Pool Farm, Chilcote Drove, Chilcote, BA5 3DU	FUL
16/1235  Bo Walsh	Application for works subject to a Tree Preservation Order - Ash Tree (TPO 1) fell by section to ground level and Ash Tree (TPO 2) reduce crown by approximately one third, shorten side laterals and reshape to balance  Westfield House, Old Frome Road, BA5 3DH	TPO
16/1256  Stephanie Lamb	Demolition of the existing detached single storey garage/store room and construction of a new single storey side extension to adjoin the main dwelling and provide a new entrance, with a new central dormer to rear of main dwelling's roof to match the existing front dormer  4 Vicarage Close, Coxley, BA5 1RL	HSE

16/1340	Change of use of single storey unit 11 at Rookery Farm from cattery (Sui Generis) to Podiatry Practice (D1)  Unit 11, Rookery Farm, Roemead Road, Binegar	FUL
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### 07. TO NOTE PLANNING PERMISSION APPROVED

The following has been approved by Mendip District Council via the Planning Application process. Items marked with a '\*', have been determined contrary to Parish Council recommendation.

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).

No. & Officer	Detail	Dec. A/R/W
15/2697  Lynsey Bradshaw	Demolition of existing dwelling and erection of new relocated dwelling to land west of garage and erection of new workshop units (amended plans received 25/04/2016).  Green Ore Filling Station, Bristol Road, Green Ore, BA5 3ER	
15/3085	Conversion and extension of barn and stables to form a dwelling house.  Walcombe Farm, Walcombe Lane, BA5 3AG	
16/0276  Kelly Pritchard	Application for approval of reserved matters sought for access, appearance, landscaping, layout and scale following outline approval (2012/0101) for the erection of three self-contained holiday lodges and a reception building (amended description to include access and amended drawings).  The Lodge, Thrupe Lane, Masbury, Shepton Mallet, BA5 3HE	
16/0514	Conversion of barn to a dwelling, including a new single storey extension.  Beechbarrow Farm, Bristol Road, Hillgrove	<b>A</b>
16/0533	2 storey extension and alterations to existing dwelling, including replacement of flat roof with dual pitch roof.  Black Heath, Old Frome Road, East Horrington, BA5 3DR	<b>A</b>
16/0640	Detached double Garage and new access from High Green  Sunset House, Cheddar Road, Easton	<b>A</b>
16/0675  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	
16/0680	Erection of one new dwelling on the footprint of an existing barn which is to be demolished.  Coxley Wick Farm, Burcott Lane, Coxley, BA5 1QX	<b>A</b>

16/0742	Proposed two storey side extension and internal alterations Haymoor, Haymoor Lane, Coxley Wick, BA5 1QY	<b>A</b>
16/0856 Lynsey Bradshaw	Change of use of agricultural land to residential garden. Toli Cottage, Polsham Lane, Polsham, BA5 1RP	
16/0971 Daniel Foster	Proposed 3 bed holiday letting unit Woodford Farm, Woodford Farm Road, Woodford, BA5 1QQ	<b>A</b>
16/0986 Bo Walsh	Works to trees in a Conservation Area, Nos. 1 And 2 New Buildings, Long Lane, Dinder, BA5 3PQ	
16/1015 Kelly Pritchard	Application for removal of condition 2 following grant of planning permission 059211/008 to allow retention of existing prefabricated bungalow and associated garage. Injebreck, Mill Lane, Coxley, BA5 1QU	
16/1030 Kelly Pritchard	Application for removal of condition 2 following grant of planning permission 059211/007 to allow retention of existing prefabricated bungalow and associated garage. Injebreck, Mill Lane, Coxley, BA5 1QU	
16/1038 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	
16/1155 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	
16/1156 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	

## 08. DATE AND VENUE OF NEXT MEETING

Wednesday 13<sup>th</sup> July 2016, Coxley Memorial Hall, Coxley at 7pm.