



## 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 11<sup>th</sup> January 2017 at 7:00pm.

Michele Exton

#### PARISH CLERK

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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 16<sup>TH</sup> NOVEMBER 2016

To approve the minutes of the Planning Committee held on Wednesday 16<sup>th</sup> November 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 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
2016/2857 Lynsey Bradshaw	Application to demolish existing barn and rebuild as a dwelling with extension. Beechbarrow Farm, Bristol Road, Hillgrove BA5 3EL	FUL
2016/2912 Lynsey Bradshaw	Retrospective application for the extension to an agricultural storage building New Manor Farm, Polsham Lane, Polsham BA5 1RP	FUL
2016/2925 Kelly Pritchard	Installation of septic tank. Dursdon Drove Farm, Dursdon Drove, Rookham BA5 3AW	FUL
2016/2959 Daniel Foster	Variation of condition 1 (drawings) on planning consent 2015/0343/REM to substitute approved drawing 2014/BEVAN01/01 for 2014/BEVAN01/01 Rev A (proposed use of copper in lieu of corten 'rusted steel'). Land South of Woodford Lane, Upper Coxley	VRC
2016/2976 Conrad Rodzaj	Proposed two storey and single story side and rear extensions, first floor side extension and replacement roof. Alterations to access. Treetops, Woodford Road, Woodford BA5 1QQ	HSE

2016/2988 Oliver Marigold	Application for variation of condition 2 (drawing numbers) on planning permission 2016/1137/FUL. Land at Castle Lane, Wookey	VCR
2016/2990 Bo Walsh	Weeping Willow (T14) – proposed pollard to a finished height of 8m from ground level. The ivy on trunk to be severed at circa 0.5m from ground level. White-Barked Himalayan Birch (T28) – proposed cut back branches currently encroaching on to lighting column to establish a minimum of 2m clearance from light. Torrwood Care Centre, Gilbert Scott Road, South Horrington Village BA5 3FB	TCA
2016/2991 Lynsey Bradshaw	Proposed new access. The Manor Farm, Woodford Lane, Upper Coxley BA5 1QS	FUL
2016/3026 Bo Walsh	Turkey Oak (T16) – Branches currently encroaching on to building – cut back branches to establish a minimum of 2m clearance from building. Torrwood Care Centre, Gilbert Scott Road, South Horrington Village BA5 3FP	TPO

#### 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
2016/2598 TCA 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 <b>RECOMMENDED: APPROVAL</b>	<b>NA</b>
2016/2478 VCR Oliver Marigold	Application for variation of condition 2 (drawing numbers) on planning permission 2016/1137/FUL Land at Castle Lane, Wookey BA5 1NL <b>RECOMMENDED: Information incomplete so cannot determine</b>	<b>R</b>

2016/2582 FUL  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 <b>RECOMMENDED: REFUSAL subject to risk assessment and net locations, designs and maintenance</b>	<b>NA</b>
2016/2583 DUB  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 <b>RECOMMENDED: REFUSAL</b>	<b>NA</b>
2016/2584 LBC  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 <b>RECOMMENDED: REFUSAL</b>	<b>NA</b>
2016/2591 REM  Kelly Pritchard	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).  The Lodge, Thrupe Lane, Masbury, Shepton Mallet BA5 3HE <b>RECOMMENDED: APPROVAL</b>	<b>A</b>
2016/2227 FUL  Lynsey Bradshaw	Roofing area over dung pit.  Harters Hill Farm, Harters Hill, Coxley, BA5 1RD <b>RECOMMENDED: APPROVAL</b>	<b>A</b>
2016/2409 HSE  Lynsey Bradshaw	Proposed detached double garage.  Toli Cottage, Polsham Lane, Polsham, BA5 1RP <b>RECOMMENDED: APPROVAL</b>	<b>A</b>
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 <b>RECOMMENDED: APPROVAL</b>	<b>A</b>
2016/2563 HSE  Conrad Rodzaj	Two storey extension  2 Prospect Cottages, Lower Wellesley Road, Launcherley, BA5 1QJ <b>RECOMMENDED: APPROVAL</b>	<b>NA</b>

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 <b>RECOMMENDED: APPROVAL but with concerns expressed that the application does not include provision for Section 106 funds.</b>	<b>NA</b>
2016/1549 FUL  Stephanie Lamb	Construction of new private driveway and access onto the public highway.  Slab House, Bath Road, BA5 <b>RECOMMENDED: REFUSAL</b>	<b>W</b>
2016/2084 LBC  Kelly Pritchard	Conversion and extension of barn and stable to form a dwellinghouse.  Walcombe Farm, Walcombe Lane, BA5 3AG <b>RECOMMENDED: APPROVAL</b>	<b>A</b>
2015/3085  Kelly Pritchard	Conversion and extension of barn and stables to form a dwelling house.  Walcombe Farm, Walcombe Lane, BA5 3AG <b>RECOMMENDED: APPROVAL</b>	<b>A</b>
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 <b>RECOMMENDED: APPROVAL</b>	<b>A</b>
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	<b>NA</b>
2016/2739 HSE	To install a white pvcu conservatory and associated baseworks to the rear of Tower View, Godney Road, Polsham BA5 1RP  Tower View, Polsham Lane, Polsham	<b>A</b>

2016/2840 TCA	<p>Bay Tree (T1), reduce by 50% as very overgrown for area. Conifer (T2), fell, tree is too large for the area and is blocking windows. Magnolia (T3-T8), reduce crowns by 0.5m, thin the crowns by 10% and reshape. Trees are beginning to grow too large and a couple are blocking windows. Reduce to maintain the health of the tree and keep in shape.</p> <p>12 Lower Chapel Court, Moffats Drive, South Horrington Village BA5 3DF</p>	<b>TPO NOT REQUIRED</b>
2016/2785 S106	<p>Application for discharge of Section 106 obligations relating to the plot transfer and management company.</p> <p>Bishops Green, Wookey Hole Road, Wells BA5 1AA</p>	<b>A</b>
2016/2633 CLP	<p>Proposed single storey side extension to an existing dwelling.</p> <p>Havenmead, Cheddar Road, Easton BA5 1EA</p>	<b>A</b>
2012/0260 FUL	<p>Change of use of agricultural buildings to general industrial use (Use Class B2) (retrospective).</p> <p>Higher Whitnell Farm, Binegar Bottom, Binegar BA3 4UJ</p>	<b>W</b>

## **08. DATE AND VENUE OF NEXT MEETING**

To be advised.