



## 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 Tuesday 24<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 11<sup>TH</sup> JANUARY 2017**

To approve the minutes of the Planning Committee held on Wednesday 11<sup>th</sup> January 2017 (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.

<b>No. &amp; Officer</b>	<b>Detail</b>	<b>Type</b>
2016/2762  Kelly Pritchard	Proposed new dwelling with annexe.  Mid Hay Farm, Haydon Drove, Haydon BA5 3EH	FUL
2016/3029  Daniel Foster	Approval of the details of the appearance, means of access, landscaping, layout and scale of permission 2016/0122/OTA relating to the erection of an agricultural workers dwelling and garage.  New Haydon Farm, Haydon Drove, Haydon BA5 3EH	REM
2016/3056  Lynsey Bradshaw	Change of use from B1 offices to A3 café/tea rooms  Unit 1, The Cheese Yard, West Horrington BA5 3ED	FUL
2016/3156  Kelly Pritchard	Retrospective application for the erection of a general purpose agricultural building (Barn B) for livestock and storage use and the formation of hardstanding.  Land at Little Crapnell Farm, Crapnell Lane, Dinder BA5 3HQ	FUL
2016/3157  Kelly Pritchard	Retrospective application for the erection of a general purpose agricultural building (Barn A) for livestock and storage use and the formation of bunding and hardstanding.  Little Crapnell Farm, Crapnell Lane, Dinder BA5 3HQ	FUL

2016/3103	Development of waste management facility at the Green Ore Farm Waste Composting Site including a weighbridge and office/staff facilities.	CNT
Bob Mills	Green Ore Farm, Roemead Road, Green Ore BA5 3EP	

## 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
2016/2857 FUL  Lynsey Bradshaw	Application to demolish existing barn and rebuild as a dwelling with extension.  Beechbarrow Farm, Bristol Road, Hillgrove BA5 3EL <b>RECOMMENDED: APPROVAL</b>	<b>NA</b>
2016/2912 FUL  Lynsey Bradshaw	Retrospective application for the extension to an agricultural storage building.  New Manor Farm, Polsham Lane, Polsham BA5 1RP <b>RECOMMENDED: APPROVAL</b>	<b>A</b>
2016/2925 FUL  Kelly Pritchard	Installation of septic tank.  Dursdon Drove Farm, Dursdon Drove, Rookham BA5 3AW <b>RECOMMENDED: APPROVAL subject to Environment Agency approval (note: no information was supplied with this application)</b>	<b>NA</b>
2016/2959 VRC  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 <b>RECOMMENDED: APPROVAL</b>	<b>NA</b>
2016/2976 HSE  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 <b>RECOMMENDED: APPROVAL</b>	<b>NA</b>
2016/2988 VRC  Oliver Marigold	Application for variation of condition 2 (drawing numbers) on planning permission 2016/1137/FUL.  Land at Castle Lane, Wookey <b>RECOMMENDED: APPROVAL</b>	<b>NA</b>

2016/2990 TCA  Bo Walsh	<p>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.</p> <p>White-Barked Himalayan Birch (T28) – proposed cut back branches currently encroaching on to lighting column to establish a minimum of 2m clearance from light.</p> <p>Torrwood Care Centre, Gilbert Scott Road, South Horrington Village BA5 3FB</p> <p><b>RECOMMENDED: TCA noted – no objections</b></p>	<b>NA</b>
2016/2991 FUL Lynsey Bradshaw	<p>Proposed new access.</p> <p>The Manor Farm, Woodford Lane, Upper Coxley BA5 1QS</p> <p><b>RECOMMENDED: APPROVAL</b></p>	<b>NA</b>
2016/3026 TPO  Bo Walsh	<p>Turkey Oak (T16) – Branches currently encroaching on to building – cut back branches to establish a minimum of 2m clearance from building.</p> <p>Torrwood Care Centre, Gilbert Scott Road, South Horrington Village BA5 3FP</p> <p><b>RECOMMENDED: APPROVAL</b></p>	<b>NA</b>
2016/2867 TCA	<p>T1 Western Red Cedar – Fell, unsustainable in given area</p> <p>T2 Cherry – Fell Tree is growing over pagoda and casting shade onto surrounding shrubs and flower beds</p> <p>T3 Judas Tree – Fell Tree has been suppressed by neighbouring trees.</p> <p>Replanting options.</p> <p>Gardeners Cottage, Church Street, Dinder BA5 3PE</p> <p><b>RECOMMENDED: APPROVAL</b></p>	<b>TPO NOT REQUIRED NO OBJECTION</b>
2016/2598 TCA  Bo Walsh	<p>Proposed removal of the Maple tree outside block 20-25 Lower Chapel Court. Intention to plant a tree in different location.</p> <p>23 Lower Chapel Court, Moffats Drive, South Horrington Village BA5 3DF</p> <p><b>RECOMMENDED: APPROVAL</b></p>	<b>TPO NOT REQUIRED NO OBJECTION</b>
2016/2582 FUL  Lynsey Bradshaw	<p>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).</p> <p>Tree House Day Nursery, School Lane, South Horrington Village BA5 3DL</p> <p><b>RECOMMENDED: REFUSAL subject to risk assessment and net locations, designs and maintenance</b></p>	<b>NA</b>
2016/2583 DUB  Lynsey Bradshaw	<p>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).</p> <p>Tree House Day Nursery, School Lane, South Horrington Village BA5 3DL</p> <p><b>RECOMMENDED: REFUSAL</b></p>	<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>
2016/2563 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>
2016/1156 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>
2016/3035 AGB Lynsey Bradshaw	Prior notification of agricultural development for the erection of a steel portal frame agricultural building.  Frome Road Farm, Old Frome Road BA5 3DL	<b>PRIOR APPROVAL NOT REQUIRED</b>
2014/1660 FUL	Change of use and renovation of an uninhabited cottage including the installation of a velux window in the grounds of Mendip House to a holiday let.  Mendip House, Upper Breach, South Horrington Village BA5 3QG	<b>DISPOSED OF</b>

## 08. DATE AND VENUE OF NEXT MEETING

Wednesday 15<sup>th</sup> February 2017, Coxley Memorial Hall, Coxley at 7pm.