

PRESENT: Councillors: Abbott, Cousins, George, Henderson (Chairman) & Tucker

IN ATTENDANCE: Lisa Williams, Administration Assistant

APOLOGIES: Councillor MacDougall

PUBLIC PARTICIPATION – None

55. DECLARATIONS OF INTEREST – Councillor Tucker declared an interest in application 2017/0940/FUL

56. MINUTES

The minutes of the meeting of the Planning Committee held on 21st March 2017, copies of which had been previously circulated to members, were taken as read and signed by the Chairman as a correct record.

57. CORRESPONDENCE

The following correspondence received from Mendip District Council since the last meeting was considered and noted.

Planning Permission Approved

- a) 2017/0004/HSE – Mrs Sleeckx – Retrospective application for the erection of Timber Bin Store and Plant Room – Chalice Hill House, Dod Lane
- b) 2017/0005/LBC – Mrs Sleeckx – Retrospective application for the erection of Timber Bin Store and Plant Room – Chalice Hill House, Dod Lane
- c) 2016/1836/FUL – Mr B Roper – Erection of commercial unit to comprise three B1 offices on the first floor and three B2 general industrial units on the ground floor (amended block plan received 4/1/17, additional drainage info received 8/2/17 and amended elevation plans received 13/3/17) – Bartlett Industrial Estate, Godney Road
- d) 2016/2974/APP – Mr & Mrs Jon Sawyer – Application for approval of details relating to condition 4 (joinery) on planning consent 2016/2251/HSE – 2 Avalon Buildings, Northload Street
- e) 2017/0318/TCA – Mr Trevor Whetstone – Remove row of leylandi trees (intention to erect a panel fence) - 6 Chalice Hill Close – TPO Not Required (No objection)
- f) 2017/0187/LBC – Mr Chris Illidge – Repairs and maintenance of an existing property – currently vacant - 3 High Street
- g) 2017/0184/FUL – Mr Chris Illidge – New External ATM Machine – 3 High Street
- h) 2016/2841/CNT – SCC – Demolition of existing school buildings and replacement with new integrated pupil referral unit and associated landscaping works – Mendip Centre, Beckery New Road
- i) 2017/0185/ADV - Mr Chris Illidge – 2 No. External Fascia Signs, 1 No. External Hanging Sign, 2 no. External Opening Hours Poster Units and 2 no. Internal Posters – 3 High Street
- j) 2017/0186/LBC - Mr Chris Illidge – New External ATM Machine, 2 no. External Fascia Signs, 1 No. External Hanging Sign, 2 no. External Opening Hours Poster Units and 2 no. Internal Posters – 3 High Street
- k) 2017/0321/APP – M P Roach – Approval of details for conditions 8 (drainage), 9 (archaeological work) and 10 (arboricultural method statement) for application 2016/1971/FUL (erection of 3 dwellings) – Land at 71 Chilkwell Street
- l) 2017/0475/TCA – Mrs Sarah Oliver – Fell 4 cypress trees in a conservation area – Melrose Coursing Batch – TPO Not Required (No Objection)
- m) 2017/0053/APP – Stephen Patten – Approval of condition 3 (joinery) from application 2016/2122/FUL - 57 High Street

- n) 2017/0094/APP – Stephen Patten – Approval of condition 3 (joinery) from application 2016/2123/LBC – 57 High Street
- o) 2017/0533/TCA – Mrs Wright – 20% reduction by crown thinning of two trees in a conservation area – 24 Northload Street - TPO Not Required (No Objection)
- p) 2017/0294/LBC – Mr Chris Illidge – Refurbishment of Ground Floor of Empty Property To Create New Building Society Branch – with minor life safety works on first and second floors – 3 High Street

Planning Permission Refused

- q) 2016/3106/FUL – Ms Alison Keeling – Erection of a new dwelling within the curtilage of No. 52 Bove Town on the site of previous consent 104639/016 – 52 Bove Town

Confirmation of Condition Compliance

- r) 2016/3164/CFC – Miss Hannah Keane – Application for confirmation of compliance with conditions 1 to 13 of planning consent 101431/012 (amended reference number) – 22 – 34 Dunstan Road

58. PLANNING APPLICATIONS

The following planning applications were received since the last meeting and it was **RESOLVED** to forward the following comments to the District Council.

- a) 2017/0809/HSE – Mrs Angela Ferguson – Two storey side extension over and behind existing single storey garage – 21 Higher Actis – Householder Application

Recommend Approval

- b) 2017/0667/HSE - Mrs C White – Proposed single storey rear extension and replacement front porch – 2 Lower Actis – Householder Application

Recommend Approval

- c) 2017/0717/TCA – Mr Clifford Gould – Remove or heavily prune 10 dead/dying cider apple trees – Blenheim House, 19 Chilkwell Street – Works/Felling Trees in a CA

Recommend Refusal

Additional Comment – The Committee considers this to be a highly valued heritage orchard. Any trees that cannot be saved by pruning and removal of mistletoe should be replaced by replanting similar trees

- d) 2017/0553/FUL – Mr C White – Proposed change of use of agricultural land to residential use, and erection of a two-and-a half storey dwelling with double garage and carport, including associated landscaping – Land Adjacent to Dyehouse Lane – Full Application

Recommend Refusal

Additional comment – The site is outside of the development zone. The Committee considers the proposed dwelling to be incompatible with the surrounding industrial use.

Councillor Tucker took no part in the decision relating to the following application

- e) 2017/0940/FUL – Mr & Mrs J Barker – Proposed Timber Frame Building for Studio/Accommodation – Middlewick Cottage, Wick lane, Wick – Full Application

Recommend Approval

- f) 2017/0993/HSE – Mrs Julia Knight – Proposal to increase height of boundary wall and provide railings; and incorporating new gates – The Old Chapel, George Street – Householder Application

Recommend Approval

Additional Comment – The Committee commends this enhancement of the Conservation Area

6. Neighbourhood Plan

The Committee have asked that the Neighbourhood Planning Officer write to the Central Somerset Gazette to outline the participation of focus groups as announced at the Annual Town Meeting.

7. Local Plan II Development Amendments

The Deputy Clerk to make a formal representation of the following amendments to the Local Plan II development:-

- i) A proposal for a change of use for the Lowerside Allotments as a potential housing site
- ii) Brides Mound has not been designated as a protected green space
- iii) Cinnamon Lane has not been designated as a protected green space

- iv) The Benedict side of the Tor Leisure Field (where the Tennis Courts are) has not been designated as a protected green space
- v) The green space (verge) between the Thorndun Estate and the Wells Road and the grassy triangle between Ashwell Lane the A361 (this clear area is vital for vehicle visibility)
- vi) Alternative employment land has not been allocated.