

ST CUTHBERT (OUT) PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 13TH OCTOBER 2021

PRESENT: Cllrs T Hathway; Cllr M Hayden; Cllr I Humphreys; Cllr M Lunnon; Cllr J Reeves and Cllr J Zorab.

IN ATTENDANCE: Cllr M Cooke; Mrs L Pool (Deputy Parish Clerk).

01. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Cllr P Foster & Cllr C Wride sent apologies.

RESOLVED: To approve the reasons given for member's absence.

02. DECLARATIONS OF INTEREST

02.01. There was one declaration of personal interest by Cllr Reeves for application 2021/1605/FUL and 2021/1851/HSE. All Councillors declared 2154/SCREEN. There was one declaration of personal interest in application 2021/1855/FUL by Cllr Zorab.

02.02. There were no requests for dispensation for disclosable pecuniary interests.

02.03. There were no requests for dispensation.

03. EXCLUSION OF THE PRESS AND PUBLIC

There were no items for exclusion.

04. PUBLIC QUESTION TIME

There were no Members of the Public attending

05. RECOMMENDATIONS OF ST CUTHBERT OUT PARISH COUNCIL PLANNING COMMITTEE ON WEDNESDAY 1ST SEPTEMBER 2021

RESOLVED: The Minutes of the Planning Meeting held on Wednesday 1st September 2021 were approved.

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
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2021/1855	<p>Conversion of an agricultural barn into a Live-Work Unit and the change of use from Agricultural to Mixed Use of Business and Residential.</p> <p>Beechbarrow Farm, Bristol Road, Hillgrove, Wells.</p> <p>13/10/21 RECOMMENDATION: REFUSAL for the following reasons: a) the application 2020/1176/FUL for B1 Business Use is still pending decision; b) change of use cannot be requested when the relevant barn has been perceived not yet to have been used for agricultural purposes; c) phosphate risk – the proposed drainage system should be assessed by the competent authority for a Habitats Regulations Assessment; d) Access on to the A39 remains extremely hazardous even at height from tractors, with visibility both ways limited and the increase in traffic resulting from the light industry is acknowledged by the applicant; e) the access track between Haydon Grove and the barn is permissible for agricultural traffic, but would need development and a stone surface if a new light industrial business development was to proceed. This is further recommended due to the run-off from the stone track onto Haydon Grove. The Committee will forward these concerns to the relevant Ward Councillor.</p>	FUL
2021/1973	<p>Erection of single storey side extension to form annexe</p> <p>Callam Pearce 1 High Green, Easton, Wells BA5 1EG</p> <p>13/10/21 RECOMMENDATION: APPROVAL.</p>	HSE
2021/2124	<p>TPO M318 – Sycamore (T1) – reduce by 30% to sound pruning points.</p> <p>Bo Walsh Westfield House, Old Frome Road, Wells BA5 3DH</p> <p>13/10/21 RECOMMENDATION: The Committee were unable to comment - no documentation was available.</p>	TPO
2021/2218	<p>Application for prior notification of agricultural development for a proposed building.</p> <p>Jennifer Alvis Green Ore Farm. Roemead Road, Green Ore, Wells.</p> <p>13/10/21 RECOMMENDATION: REFUSAL for the following reasons: a) the site has grown substantially into an industrial site and could not be identified as agricultural; b) the increase in traffic from the site was not believed to have been included in the lorry movements report; c) there is evidence of a boundary bund being moved several times and that the site is developing beyond its' permitted area. The Committee will forward these concerns to the relevant Ward Councillor, as well as the relevant Somerset County Council representative involved previously.</p>	AGB

2021/2154	Request for Screening Opinion: install approximately 7.85km of new 400mm diameter water main pipeline between Wells and Glastonbury	SCREEN
Nikki White	BI2220: Wells to Glastonbury 13/10/21 RECOMMENDATION: APPROVAL with the following condition: an invitation is accepted by Bristol Water to join a combined meeting of the Parish and District Councils' relevant representatives, to discuss opportunities for including development of Multi-User Paths and to explore how all relevant interests can best be coordinated. The extent of disruption to residents, landowners and farmers resulting from the likely closure of Burcott Lane should also be discussed.	
2021/2145	Residential use of the land for stationing of a mobile home used as a dwelling.	CLE
Josh Cawsey	The Flat, Lower Burcott Farm, Burcott Lane, Burcott Wells 13/10/21 RECOMMENDATION: Due to lack of enforcement of previous contraventions, and the time lapsed, the Committee felt unable to comment.	
2021/1980	Conversion of detached double garage into annex	FUL
Jennifer Alvis	Chestnuts, Bishops Park Way to Constitution Hill, Dulcote, Wells. 13/10/21 RECOMMENDATION: APPROVAL with the condition that the exterior should be rendered in such a way as to be in keeping with the main house and that windows should also be proportionate to the main house.	
2021/2114	Garage conversion to home office/workshop and single storey extension to rear	HSE
Charlotte Rogers	The Old Rectory, Riverside, Dinder, Wells. 13/10/21 RECOMMENDATION: REFUSAL due to the submitted plans being out of keeping with surrounding buildings and the Conservation Area. Materials should be more sympathetic and the Conservation Officer be satisfied with the revised materials. The Committee was satisfied with the concept of a conversion, but not the submitted materials.	
2021/2195	Demolition of a barn, dismantle and remove shed, convert barn to 1no. residential dwellinghouse Class C3 and Office Use Class E (g) with associated facilities.	FUL
Anna Penn	Dinder Estate Office, Long Lane, Dinder, Wells. 13/10/21 RECOMMENDATION: APPROVAL	

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). Items marked with an '*', have been determined contrary to Parish Council recommendation, or have conditions attached not stipulated by St Cuthbert (Out) Parish Council.

No. & Officer	Detail	Dec. A/R/W
2021/1605 Josh Cawsey	Retrospective siting of Mobile Holiday Lodge. Myrtle Farm, Milton Lane, Wookey Hole, Wells. 01/09/21 RECOMMENDATION: APPROVAL on condition that the mobile structure is moved closer to existing farm buildings to ease access, be closer to sanitary facilities and have less impact on the AONB scenery.	FUL
2021/1429 Charlotte Rogers	Use of dwelling house without compliance with Condition 2 of Planning Permission approved on 15 th August 1983 (agricultural occupancy condition) Windwhistle, Polsham Lane, Polsham, Wells. 01/09/21 RECOMMENDATION: REFUSAL until documentation is provided to prove that the dwelling has been occupied against the covenant for the statutory period.	CLE
2021/1762 Kelly Pritchard	Erection of building for use as a home office. The Old Rectory, Riverside, Dinder, Wells. 01/09/21 RECOMMENDATION: APPROVAL	HSE
2021/1774 Kelly Pritchard	Consolidation of self-contained annexe (no.5) and main house (no.4) into one single dwelling. 4-5 Littlewell Cottages, Glastonbury Road, Upper Coxley, Wells. 01/09/21 RECOMMENDATION: APPROVAL	FUL
2021/1400 Kelly Pritchard	Outline application for the demolition of the existing farm buildings and farm house and replace with 7 new build dwellings. All matters reserved. Victoria Farm, Bath Road, West Horrington, BA5 3EQ. 01/09/21 RECOMMENDATION: APPROVAL with the condition that the Planning Committee see, and have input with, more detailed design, materials, plans and variety of dwellings.	OTS

2021/1649	Erection of side and rear extension with internal alterations.	HSE
Jennifer Alvis	Walcombe Cottage, Walcombe Lane, Wells, BA5 3AG. 01/09/21 RECOMMENDATION: APPROVAL	
2021/1650	Erection of side and rear extension with internal alterations.	LBC
Jennifer Alvis	Walcombe Cottage, Walcombe Lane, Wells, BA5 3AG. 01/09/21 RECOMMENDATION: APPROVAL	
2021/1750	Change of use of agricultural land to residential use C3 and construction of new car parking area	FUL
Jennifer Alvis	Walcombe Cottage, Walcombe Lane, Wells, BA5 3AG. 01/09/21 RECOMMENDATION: REFUSAL. The Planning Committee request more detail about structure of the embankment and gabions, as well as requesting a tree survey for mature trees potentially affected by excavations.	
2021/1761	Erection of a timber raised deck and associated fencing (Retrospective)	HSE
Jennifer Alvis	41 Penleigh Road, Wells, BA5 2FA 01/09/21 RECOMMENDATION: APPROVAL	
2021/1825	Conversion and change of use of agricultural building to create no.3 residential dwellings, including demolition of buildings, access and associated works.	FUL
Kelly Prichard	Land at 359727 145712 Crapnell lane, Dinder, Wells. 01/09/21 RECOMMENDATION: Refer to Croscombe Parish Council as within their parish. The Planning Committee saw no problems with the application.	
2021/1838	Proposed alterations to store shed to form covered terrace and two store rooms.	HSE
Jennifer Alvis	Burcott farm, Burcott Lane, Burcott, Wells. 01/09/21 RECOMMENDATION: APPROVAL	
2021/1851	Proposed conversion of existing outbuilding into annexe.	HSE
Callam Pearce	14 Milton Lane, Wookey Hole, Wells BA5 1DG 01/09/21 RECOMMENDATION: APPROVAL	
2021/1869	Loft Conversion and Alterations to Roof and Rebuild Side utility Room.	HSE
Jennifer Alvis	27 Elm Close, Wells BA5 1LZ 01/09/21 RECOMMENDATION: APPROVAL	

2021/1616 TCA	Willow (T1) – fell because of shading and maintenance required in garden.	
Bo Walsh	Fircott, Long Lane, Dinder, Wells. 11/08/21 RECOMMENDATION: APPROVAL with the condition that the Authority’s Tree Officer determines that tree surgery is not adequate and if felling is pursued, then a replacement fruit or native tree is planted to be in keeping with the environment.	
2021/1609 HSE	Erection of single storey side extensions, new garage, loft conversion and alterations to roof.	
Josh Cawsey	Gaberna, Main Road, Coxley, Wells. 11/08/21 RECOMMENDATION: APPROVAL with the condition that the size of new en-suite window is reconsidered to be comparable to garage window.	
2021/1627 LBC	Two windows to be repaired / replaced, introduction of replacement damp proof treatment.	
Jayne Boldy	River Cottage, Riverside, Dinder, Wells. 11/08/21 RECOMMENDATION: APPROVAL	
2021/1629 FUL	Conversion of storage building to a dwelling house	
Callam Pearce	Fountain Farm, Bishops Park Way to Constitution Hill, Dulcote, Wells. 11/08/21 RECOMMENDATION: APPROVAL with the condition that a) technology is deployed to diffuse light from roof lights and is bat-sensitive and b) that the access onto the B3139 is adequately safe.	
2021/1635 HSE	Refurbishment of outbuilding to create ancillary accommodation to main house.	
Jennifer Alvis	Swallow Barn, Old Frome Road, East Horrington, Wells. 11/08/21 RECOMMENDATION: APPROVAL with the condition that technology is deployed to diffuse light and to be bat-sensitive.	
2021/1667 HSE	Alterations and use of cartilage outbuilding to ancillary use to the host property	
Jennifer Alvis	Little Acre, Pound Lane, Easton, Wells. 11/08/21 RECOMMENDATION: APPROVAL	
2021/1687 HSE	Internal alterations, erection of glazed garden room and garage conversion.	
	Haymoor, Haymoor Lane, Coxley Wick, Wells. 11/08/21 RECOMMENDATION: APPROVAL	

2021/1418 HSE Charlotte Rogers	Erection of a lean-to store and insertion of two dormer windows and a roof light. 1 Poplar Farm Cottages, Easton, Wells, BA5 1ED 22/07/21 RECOMMENDATION: APPROVAL with the condition that gable-ends of lean-to are no impediment to the flow of water.	*A with conditions
2021/1445 HSE Jennifer Alvis	Installation of rooflights, enlarge openings and two storey side extension. Yew Tree Barn, Kingdom, West Horrington 22/07/21 RECOMMENDATION: APPROVAL with condition that neighbour's privacy is protected in a way agreed between applicant and neighbour.	
2021/1296 VRC Lynsey Bradshaw	Variation of condition 2 (drawings) of permission 2016/2582/FUL (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.) Former Tree house Day Nursery, Old Frome Road, Wells BA5 3DL 22/07/21 RECOMMENDATION: St Cuthbert (Out) parish Council are not required to comment.	
2021/1493 TPO Bo Walsh	TPO M318 (T8) – Western red Cedar (T5) – Remove 2 NE limbs. Westfield House, Old Frome Road, Wells BA5 3DH 22/07/21 RECOMMENDATION: APPROVAL	
2021/1494 VRC Kelly Pritchard	Application to vary condition 1 (drawings) of planning approval 2018/0333/VRC (Application to vary condition 2 (drawing numbers) of planning approval 2015/0203/FUL (Alterations and conversion of two buildings and construction of link building to create a single dwelling house) to allow amended drawings to fenestration, doors, materials and re-configuration of internal bedroom layout. Beau Paddock, Easton Hill, Easton, Wells. 22/07/21 RECOMMENDATION: APPROVAL	*A with conditions
2021/1381 CLE Charlotte Rogers	Application for a certificate of lawful existence development for Change of Use from annexe to letting. The Coach House, Dinder, Wells BA5 3PW 22/07/21 RECOMMENDATION: APPROVAL	

2021/0042 FUL Kelly Pritchard	Conversion and extension of existing agricultural building to create a single dwelling. Land at 351759 147198 Easton Hill, Easton, Wells. 22/07/21 RECOMMENDATION: REFUSAL primarily on the inadequate provision for run-off water from the large roof area and hard standing area around the dwelling. There is potential for flood hazard to the neighbouring property and Multi-User Path; the dew pond reaches capacity already in heavy rain, and the site is proven to be in a low flood risk area. The design of the building was considered unappealing and that different materials should be incorporated.	
2021/1561 HSE Callam Pearce	Erection of a greenhouse. The Palm House, Church Street, Dinder, Wells. 22/07/21 RECOMMENDATION: APPROVAL	
2021/1439 S106 Charlotte Rogers	Application to discharge Section 52 planning obligation attached to planning permission 103769. Windwhistle, Polsham Lane, Polsham, Wells BA5 1RP 22/07/21 RECOMMENDATION: St Cuthbert (Out) parish Council are not required to comment	
2021/1104 CLP Jennifer Alvis	Erection of side extension. Stantonbury, Burcott Lane, BA5 1NE 02/07/21 RECOMMENDATION: APPROVAL	Lawful
2021/1165 OTS Callam Pearce	Demolition of existing stables, storage and garage buildings and the erection of 1no. dwelling house. Somerelease House, Wells Road, Wookey, Wells. 02/07/21 RECOMMENDATION: APPROVAL with the condition that clarification is provided for the maximum footprint of proposed building.	

2021/1208 HSE Jennifer Alvis	Convert existing garage to a home office, change garage doors to two windows, installation of two Velux roof-lights to the side elements of the roof and installations of rear door. 2 Hay Hill Close, Haybridge, Wells BA5 1GR 02/07/21 RECOMMENDATION: REFUSAL on the grounds the application removes existing parking spaces, encourages overspill onto already narrow roads and sets a precedent for other residents, saturating estate with on-road parking. As newly purchased houses, the integrity of the estate plans should be maintained. It is not clear how many adjacent properties were consulted, or are occupied and therefore able to contribute.	*A with conditions
2021/1257 FUL Charlotte Rogers	Retrospective temporary siting of a caravan for residential occupation by the applicants. Land North Of 30 Wells Road Wookey Hole Wells 02/07/21 RECOMMENDATION: APPROVAL	
2021/0687 FUL Jennifer Alvis	Erection of a detached garage building with a holiday let over (revision to planning approval 2018/2713/FUL). 2 Prospect Cottages, Lower Wellesley Road, Launcherley, Wells. 28/04/21 RECOMMENDATION: APPROVAL with the condition that it remains solely a holiday let and it does not become a creeping development into open countryside.	
2021/0800 CLE Josh Cawsey	Application for a certificate of lawful existing use of building as dwellinghouse (C3) The Old Coach House, Walcombe Lane, Wells BA5 3AG. 28/04/21 RECOMMENDATION: APPROVAL	
2021/0838 HSE Callam Pearce	Conversion of existing outbuilding into an ancillary accommodation. Pennybatch Cottage, Pennybatch Lane, Burcott, Wells. 28/04/21 RECOMMENDATION: Approval with the condition that a) reconsider the number of roof lights included or b) ensure that roof lights are fitted with technology to diffuse light spill in an intrinsically dark sky area.	W
2021/0555 VRC Kelly Pritchard	Application to vary condition 2 (Drawings) of planning approval 2019/2515/FUL (Conversion and lateration of redundant barns to form one dwelling with ancillary accommodation and garaging). Knapp Hill Farm, Knapp Hill, Wells BA5 3HT 07/04/21 RECOMMENDATION: APPROVAL	

2021/0329 FUL Kelly Pritchard	Change of use of garage to holiday let and demolition of secondary garage to facilitate parking. Improvement of access. The Old Rectory, Riverside, Dinder, Wells BA5 3PL 17/03/21 RECOMMENDATION: APPROVAL with the conditions a) that the upper windows are rooflights rather than dormers and that relevant light diffusing technology is deployed to prevent light upspill, and b) clarification is given regarding the distance between the extension's reach and the neighbouring roof.	
2020/2425 FUL Callam Pearce	Change of use of agricultural to glamping and erection of a 'Glamping Pod' for holiday lets / visitor accommodation. The Manor Farm, Woodford Lane, Upper Coxley, Wells BA5 1QS 03/02/21 RECOMMENDATION: APPROVAL with conditions that a) the application is made retrospectively and that b) Drainage methods and techniques are satisfactory to the Land Drainage & Project Engineer requirements.	
2020/2613 VRC Lynsey Bradshaw	Application to vary conditions 2 (drawings) and 5 (parking provision), and remove conditions 3 (Landscaping Scheme), 4 (External Materials), 6 (Sewage Disposal Scheme), 7 (Surface Water Drainage Scheme), and 10 (Lighting Design for Bats), of planning approval 2019/1726/FUL (Proposed change of use of existing agricultural building into a 1no. one bedroom residential dwelling and associated works – Appeal Ref APP/Q3305/W/19/3242239.) Knapp Hill Farm, Knapp Hill, Wells BA5 3HT. 03/02/21 RECOMMENDATION: APPROVAL with the condition to improve the lighting scheme to incorporate technology to prevent light spill from roof lights, as well as the current lighting scheme to be wholly sympathetic to the bat population.	
2020/2665 FUL Felix Charteris	Conversion of garage/store to 1 no one bedroom dwelling house. Wisteria Cottage, Village Lane, West Horrington, Wells. 03/02/21 RECOMMENDATION: REFUSAL for the following reasons a) Scale of conversion is not in keeping with the village, b) Materials and window design are not suitable c) Projection over the highway is not in keeping with the area or neighbouring listed building, and d) Plans do not adequately protect the significant bat population and would lead to considerable bat displacement.	
2020/2666 LBC Felix Charteris	Conversion of garage/store to 1 no one bedroom dwellinghouse. Wisteria Cottage, Village Lane, West Horrington, Wells. 03/02/21 RECOMMENDATION: REFUSAL. Please see the comments above (2020/2665/FUL) for the same property.	

2020/2467 FUL Callam Pearce	The demolition of the indoor swimming pool enclosure and erection of 2no proposed single storey holiday lets. Haydon Park House, Haydon Drove, Haydon, Wells BA5 3EH. 23/12/20 RECOMMENDATION: APPROVAL	
2020/2473 FUL Callam Pearce	Conversion of 1no. dwelling into 2no. dwellings Haydon Park House, Haydon Drove, Haydon, Wells BA5 3EH. 23/12/20 RECOMMENDATION: APPROVAL	
2020/2139 TCA Bo Walsh	Tree Works (as attached Spec) Coxley Recreation Ground, Mill Lane, Coxley. 11/11/20 RECOMMENDATION: There was no discussion or recommendation as this application is in the parish council's name.	
2020/1842 FUL Kelly Pritchard	Stationing of 1 shepherd hut and 2 camping pods and use of annexe to provide holiday accommodation. Old Ford Cottage, Burcott Lane, Coxley Wick, Wells BA5 1QX 21/10/20 RECOMMENDATION: APPROVAL	
2020/1667 FUL Lynsey Bradshaw	Retrospective retention of use of former agricultural building to vehicle repair, servicing and sale of vehicle parts. Green Ore Farm, Roemead Road, Green Ore BA5 3EP 30/09/20: RECOMMENDATION: APPROVAL	W
2020/1668 FUL Will Stops	T1-Ash:fell; H2-Hedge:reduce to growth points; T3-Elm:fell. Play area to West of 24 The Vineyards, Coxley, Somerset 30/09/20: RECOMMENDATION: REFUSAL. The Committee would like to request that a) neighbours receive notification of the application, b) a qualified tree surgeon submits report on the health of the Elm Tree (T3) before it is felled; c) there is clarification from Mendip District Council over whether the location is within a conservation area.	
2020/1714 FUL Kelly Pritchard	Application for full planning permission to convert traditional barns to 3x residential dwellings, demolition of non-traditional buildings and erection of garage buildings. Buildings at Crapnell Farm, Crapnell Lane, Dinder, Wells. 30/09/20: RECOMMENDATION: APPROVAL with conditions that a) technological developments are considered for roof lighting and b) a one way system for Construction traffic is implemented, entering via Maesbury and exiting via Dinder or vice versa.	

2020/1715 FUL Kelly Pritchard	Application for full planning permission to convert traditional barns to 2x residential dwellings, ancillary floor space and erection of garage buildings. Buildings at Crapnell Farm, Crapnell Lane, Dinder, Wells. 30/09/20: RECOMMENDATION: APPROVAL with conditions that a) technological developments are considered for roof lighting and b) a one way system for Construction traffic is implemented, entering via Maesbury and exiting via Dinder or vice versa.	
2020/1605 FUL Charlotte Rogers	Expand existing dwelling and its ancillary use of the land. Honeymead, Ebbor Lane, Easton, Wells. 09/09/2020 RECOMMENDATION: APPROVAL	
2020/1634 FUL Case Officer	Convert agricultural barn into residential dwelling. Easton Farm, Ebbor Lane, Easton, BA5 1EJ. 09/09/2020 RECOMMENDATION: APPROVAL	
2020/0668 FUL Anna Penn	Construction of 9 number 3 bed dwellings with associated parking and upgrade to existing access following demolition of a 4/5 bedroom house and three no. park homes, relocation of one no. park home and removal of one no. park home plot (as revised by plans received 20 th August showing a reconfiguration of Plots 8 & 9). Homestead Park, Wells Road, Wookey Hole BA5 1BW 09/09/2020 RECOMMENDATION: REFUSAL on grounds of overlooking, access, proposed building materials, negative impact on the appearance of the village & revised size of re-positioned plots. Please see Annex A1 2020/0668/FUL Homestead Park, Wookey Hole	
2020/1645 VRC Case Officer	Application to vary condition 2 (list of approved drawings) to planning approval 2019/1614/FUL (Conversion and Extension of Barn to form Single Dwelling with Associated Garden and Erection of a Detached Garage Building) to revise the design of two windows and insert two new rooflights in the new dwelling and to enlarge the approved garage building. Land at 352013 146625 Gagley Lane, Easton BA5 1AS 09/09/2020 RECOMMENDATION: APPROVAL with the condition that technology is deployed to prevent light from roof lights shining directly upwards at night time.	
2020/1382 FUL Kelly Pritchard	9 Dwellings plus parking and external works previously granted outline planning permission 2017/3150/OTS Riverside Restaurant. Main Road, Coxley, Wells. 19/08/2020 RECOMMENDATION: APPROVAL	

2020/1513 FUL Lynsey Bradshaw	Erection of an Accessible and Adaptable Whole Life Dwelling. Ashmount, Old Frome Road, East Horrington BA5 3DP 19/08/2020 RECOMMENDATION: APPROVAL	
2020/1195 FUL Callam Pearce	Demolition of existing dwelling and garage, erection of 2 dwellings and off-road parking, and improvements to existing highway access. Four Hands, Village Lane, West Horrington BA5 3ED. 29/07/2020 RECOMMENDATION: APPROVAL	
2020/1287 FUL Anna Penn	Demolition of existing Dutch barn and erection of new dwelling with associated parking. Cheese Yard, Peace Close Lane, West Horrington, BA5 3ED. 29/07/2020 RECOMMENDATION: APPROVAL with condition to amend plans to consider the impact of light within the AONB from roof lights.	
2020/1253 FUL Lynsey Bradshaw	Siting of 4no Holiday Lodges. The Chalet, Woodlands, Easton Hill, Easton BA5 1DU 29/07/2020 RECOMMENDATION: REFUSAL a) The drainage and sewage plan should be more comprehensive and b) the lodge close to resident's boundary be moved to be less invasive.	
2019/2972 FUL Lynsey Bradshaw	Part retrospective proposed dwelling. Higher Farm, Old Frome Road, East Horrington. 08/01/20 RECOMMENDATION: APPROVAL	
2019/1577 FUL Lynsey Bradshaw	Proposed new dwelling Land at 355763 143568 Upper Wellesley Lane, Dulcote. 21/08/19 RECOMMENDATION: APPROVAL with the condition that a covenant was created to protect the 40 acre SSSI and keep both the dwelling and land as one site for perpetuity.	
2018/1780 FUL Lynsey Bradshaw	Residential Redevelopment of Redundant Farmyard with 7 Residential Dwellings Middle Farm, Peace Close Lane, West Horrington, BA5 3ED 22/08/18 RECOMMENDED: APPROVAL	
2017/0149 FUL Kelly Pritchard	New private drive and access to the public highway. Slab House, Bath Road, Haydon, Wells, BA5 3EQ RECOMMENDED: APPROVAL	

2021/1342 APP	Application for approval of details reserved by condition 4 (external facing materials schedule and samples 'Plot 1' and 'Plot 2'), 10 (bat box) on planning consent 2016/2582/FUL. Former Tree House Day Nursery, Old Frome Road, Wells BA5 3DL	SPLIT DECISION
2021/1700 NMA	Application for a non-material amendment to permission 2018/2626/REM for the external materials layout from Plot 44 onwards. Land North of the A371 and West of Wells.	A
2021/1246 APP	Application for approval of details reserved by condition 7 (Surface water drainage) on planning consent 2019/1726/FUL. Knapp Hill Farm, Knapp Hill, Wells.	R

08. DATE AND VENUE OF NEXT MEETING

Wednesday 22nd September 2021 at Wookey Hole Community Hall at 7pm.