



Notice of Meeting of

PLANNING COMMITTEE - EAST

Tuesday, 5 March 2024 at 2.00 pm

Council Chamber - Mendip

To: The members of the Planning Committee - East

Chair: Councillor Nick Cottle
Vice-chair: Councillor Edric Hobbs

Councillor Adam Boyden
Councillor Dawn Denton
Councillor Susannah Hart
Councillor Helen Kay
Councillor Tony Robbins
Councillor Alex Wiltshire

Councillor Barry Clarke
Councillor Martin Dimery
Councillor Bente Height
Councillor Martin Lovell
Councillor Claire Sully

For further information about the meeting, including how to join the meeting virtually, please contact Democratic Services democraticserviceseast@somerset.gov.uk

All members of the public are welcome to attend our meetings and ask questions or make a statement **by giving advance notice** in writing or by e-mail to the Monitoring Officer at email: democraticservicesteam@somerset.gov.uk by **12 noon on 4 March 2024**.

This meeting will be open to the public and press, subject to the passing of any resolution under the Local Government Act 1972, Schedule 12A: Access to Information.

The meeting will be webcast and an audio recording made.

Issued by David Clark (the Proper Officer) on Thursday 22 February 2024.

AGENDA

Planning Committee - East - 2.00 pm Tuesday, 5 March 2024

Public Guidance Notes for Planning Committees (Agenda Annexe)
(Pages 7 - 10)

Councillor Reminder for Declaring Interests (Agenda Annexe) (Pages 11 - 14)

Click here to join the online meeting (Pages 15 - 16)

1 Apologies for Absence

To receive any apologies for absence and notification of substitutions.

2 Minutes from the Previous Meeting (Pages 17 - 26)

To approve the minutes from the previous meeting.

3 Declarations of Interest

To receive and note any declarations of interests in respect of any matters included on the agenda for consideration at this meeting.

(The other registrable interests of Councillors of Somerset Council, arising from membership of City, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes: [City, Town & Parish Twin Hatters - Somerset Councillors 2023](#))

4 Public Question Time

The Chair to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public who have submitted any questions or statements, please note, a three minute time limit applies to each speaker.

Requests to speak at the meeting at Public Question Time must be made to the Monitoring Officer in writing or by email to democraticservicesteam@somerset.gov.uk by 5pm on Wednesday 28 February 2024.

5 Planning Application 2021/2413/FUL - Land At 352613 133868, Baltonsborough Road, Butleigh, Street, Somerset (Pages 27 - 74)

Erection of 37 no. dwellings (Use Class C3) and a cafe/work hub (Use Class E) with associated access, parking and landscaping (resubmission of 2020/2674/FUL).

6 Planning Application 2023/2277/HSE - Canada House, Station Road to West Lane, Alhampton, Shepton Mallet, Somerset (Pages 75 - 82)

Proposed garage extension to replace existing lean-to car port. Proposed infill rear extension joining workshop to dwelling. New roof over existing workshop and lean-to.

7 Planning Application 2023/2217/HSE - 10 Lewmond Avenue, Wells, Somerset (Pages 83 - 90)

Two-storey rear extension (retrospective).

8 Planning Application 2023/1679/RE3 - Marston Roundabout, Frome, Somerset (Pages 91 - 100)

Erection of advertisement/sponsorship 4no. hoarding signs on roundabout.

9 Planning Application 2023/1851/RE3 - Land At 362482 154962, Rush Hill, Ston Easton, Wells, Somerset (Pages 101 - 112)

Erection of a single advertisement/sponsorship hoarding signs on the triangle junction between the A37 and A39.

10 Planning Application 2023/0152/FUL - Cold Harbour Farm, Withy Wood Lane, Cranmore, Shepton Mallet, Somerset (Pages 113 - 130)

Internal alterations and the conversion of 3 associated outbuildings to ancillary residential use.

11 Planning Application 2023/0153/LBC - Cold Harbour Farm, Withy Wood Lane, Cranmore, Shepton Mallet, Somerset (Pages 131 - 144)

Internal alterations and the conversion of 3 associated outbuildings to ancillary residential use.

12 Planning Application 2023/2304/FUL - Tilham Farm, Tilham Lane, Baltonsborough, Glastonbury, Somerset (Pages 145 - 160)

Demolish Barn B and erection of 4 x 1-bed residential dwellings.

13 Planning Application 2023/1884/FUL - Emborough Farm, Roemead Road, Binegar, Radstock, Somerset (Pages 161 - 182)

Erection of a temporary rural workers dwelling and associated works.

14 Planning Application 2020/1287/FUL - Cheese Yard, Peace Close Lane, West Horrington, Wells, Somerset (Pages 183 - 198)

Demolition of existing Dutch barn and erection of new dwelling with associated parking (Shadow HRA submitted received 03.01.2024).

15 Planning Application 2023/1275/FUL - Wells Police Station, 18 Glastonbury Road, Wells, Somerset (Pages 199 - 236)

Redevelopment to form 47 No Retirement Living Apartments for Older People (Sixty Years of Age and/or Partner over Fifty-Five Years of age), Guest Apartment, Communal Facilities, Access, Car Parking and Landscaping.

16 Planning Appeals Report (Pages 237 - 266)

Report of appeal decisions made by the Planning Inspectorate between 23rd January 2024 and 21st February 2024.

Other Information:

Exclusion of the Press and Public for any discussion regarding exempt information

The Press and Public will be excluded from the meeting when a report or appendix on this agenda has been classed as confidential, or if the Committee wish to receive confidential legal advice at the meeting. If the Planning Committee wish to discuss information in Closed Session then the Committee will be asked to agree the following resolution to exclude the press and public:

Exclusion of the Press and Public

To consider passing a resolution having been duly proposed and seconded under Schedule 12A of the Local Government Act 1972 to exclude the press and public from the meeting, on the basis that if they were present during the business to be transacted there would be a likelihood of disclosure of exempt information, within the meaning of Schedule 12A to the Local Government Act 1972:

Reason: Para 3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).
(Or for any other reason as stated in the agenda)

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