



Notice of Meeting of

PLANNING COMMITTEE - EAST

Tuesday, 5 November 2024 at 2.00 pm

**Council Chamber, Council Offices, Cannards
Grave Road, Shepton Mallet BA4 5BT**

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 Rob Reed
Councillor Claire Sully

Councillor Barry Clarke
Councillor Martin Dimery
Councillor Bente Height
Councillor Martin Lovell
Councillor Tony Robbins

For further information about the meeting, including how to join the meeting virtually, please contact Democratic Services – see contact details below.

Requests to speak at the meeting about a planning application must be made to the Democratic Services Team no later than **5pm on Thursday, 31 October 2024** by email to democraticserviceseast@somerset.gov.uk . Further information on the public speaking arrangements at Planning Committee is provided in the Public Guidance Notes near the front of this agenda pack.

The meeting will be recorded and then uploaded to YouTube following the meeting.

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.

Issued by David Clark (the Proper Officer) on Thursday, 24 October 2024.

AGENDA

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

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

Councillor Reminder for Declaring Interests (Agenda Annexe) (Pages 11 - 12)

Click here to join the online meeting (Pages 13 - 14)

1 Apologies for Absence

To receive any apologies for absence and notification of substitutions.

2 Minutes from the Previous Meeting (Pages 15 - 40)

To approve the minutes from the meetings held on 3 September 2024 and 1 October 2024.

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.

We are now live webcasting most of our committee meetings and you are welcome to view and listen to the discussion. The link to each webcast will be available on the meeting webpage, please see details under 'click here to join online meeting'.

Requests to speak at the meeting under Public Question Time must be made to democraticserviceseast@somerset.gov.uk by 5pm on the Wednesday prior to the meeting. For those wishing to speak on an application, requests must be made by 5pm on the Thursday prior to the meeting.

5 Planning Application 2023/0864/FUL - Land at 377700 149200 Packsaddle Way, Frome, Somerset (Pages 41 - 112)

To consider an application for the erection of 74 dwellings, 1 no. children with disabilities home, including means of access, drainage, landscaping and associated works.

6 Planning Application 2022/2489/REM - Land at Sub Road, Butleigh, Glastonbury, Somerset (Pages 113 - 154)

To consider an application for approval of reserved matters (following outline approval 2018/2648/OTS for the erection of up to 32 dwellings with details of access only). Matters of Appearance/Landscaping/Layout/Scale to be determined. Discharge of conditions 3 (reserved matters), 5 (construction method statement), 8 (parking & turning), 9 (hard & soft landscaping), 10 (surface water drainage), 11 (foul drainage), 12 (waste & recycling storage), 14 (CEMP).

7 Planning Application 2024/1051/OUT - Land at Pear Tree Farm, Cullen Farm Road, Glastonbury, Somerset (Pages 155 - 192)

To consider an application for outline planning permission with some matters reserved for up to 24 dwellinghouses with details of access.

8 Planning Application 2023/1932/FUL - Barns at Wellhayes Farm, Lower Westholme Road, Pilton, Somerset (Pages 193 - 212)

To consider an application for the conversion of 3 no. barns into 4 no. 4-bed semi-detached houses and a separate outbuilding.

9 Planning Application 2024/1440/HSE - Manor Cottage, School Lane, Doultling, Shepton Mallet, Somerset (Pages 213 - 226)

To consider an application for the erection of a single storey extension to an existing garage, first floor extension over existing porch to north elevation, & installation of solar panels.

10 Planning Application 2023/1515/OUT - Land at 353038 145483 Gypsy Lane, Wells, Somerset (Pages 227 - 278)

To consider an application for outline planning permission with all matters reserved for access, up to 47 no. dwellings (including affordable housing), open space, ecological mitigation, and supporting infrastructure.

11 Appeals Report (Pages 279 - 314)

To note the appeal decisions made by the Planning Inspectorate between 12 September 2024 and 18 October 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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