



Notice of Meeting of

PLANNING COMMITTEE - EAST

Tuesday, 7 November 2023 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 Friday, 3 November 2023**.

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 26 October 2023

AGENDA

Planning Committee - East - 2.00 pm Tuesday, 7 November 2023

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

Click here to join the online meeting (Pages 11 - 12)

1 Apologies for Absence

To receive any apologies for absence and notification of substitutions.

2 Minutes from the Previous Meeting (Pages 13 - 28)

To approve the minutes from the previous meeting held on 3 October 2023.

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 12 noon on Friday 3 November 2023.

5 Planning Application 2022_1427_FUL Land at Underhill Lane, Ston Easton, Wells, Somerset (Pages 29 - 90)

To consider an application for the demolition of Nos. 26 and 28 Orchard Vale and development of 54 new homes with open space, landscaping and all associated infrastructure.

6 Planning Application 2023_1735_HSE 6 Northcote Crescent, Frome, Somerset (Pages 91 - 96)

To consider an application for a single storey side and rear extension.

7 Planning Application 2023_0663_FUL Vereker House, Pitcot Lane, Stratton on the Fosse, Somerset (Pages 97 - 108)

To consider an application for the extension of residential curtilage to Barn 1 to include change of use of land from agricultural to residential and reorganisation of curtilage to Barn 2 in order to facilitate amended vehicular access to highway.

8 Planning Application 2022_1647_FUL Blackberry Farm House, Martin Street, Baltonsborough, Somerset (Pages 109 - 130)

To consider an application for the erection of one detached dwelling.

9 Planning Application 2023_1106_FUL Penning Barn, Down Lane, West Pennard, Somerset (Pages 131 - 146)

To consider an application for the replacement of an existing barn with a single storey dwelling and detached annexe.

10 Planning Application 2023_0490_FUL Land at Foghamshire Lane, Trudoxhill, Frome, Somerset (Pages 147 - 158)

To consider an application for the demolition of an outbuilding and erection of 1no 3 bed dwellinghouse.

11 Planning Application 2023_0897_FUL Laurel House Farm, Foghamshire Lane, Trudoxhill, Frome, Somerset (Pages 159 - 172)

To consider an application for the erection of an annexe/outbuilding with ancillary use to the main house and associated change of use of a parcel of land from agricultural to residential for the siting of the annexe.

12 Planning Application 2023_0574_FUL Land at 30 Wells Road, Wookey Hole, Somerset (Pages 173 - 186)

To consider an application for the erection of a dwelling and attached car port and formation of vehicular car access.

13 Appeals Report (Pages 187 - 232)

A report showing decisions made by the Planning Inspectorate between 19 September and 25 October 2023.

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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