



Notice of Meeting of

## **PLANNING COMMITTEE - EAST**

**Tuesday, 5 December 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

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For further information about the meeting, including how to join the meeting virtually, please contact Democratic Services [democraticserviceseast@somerset.gov.uk](mailto: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](mailto:democraticservicesteam@somerset.gov.uk) by **12 noon on Friday, 1 December 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 23 November 2023.

# **AGENDA**

**Planning Committee - East - 2.00 pm Tuesday, 5 December 2023**

**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 - 32)**

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](mailto:democraticservicesteam@somerset.gov.uk) by 5pm on Friday 1 December 2023.

#### **5 Planning Application 2019/1381/OTS Land South of 17, Elm Close, Wells, Somerset (Pages 33 - 134)**

To consider an application for Outline Planning Permission with some matters reserved for erection of up to 100 dwellings with public open space with only details of access considered.

#### **6 Planning Application 2023/0937/HSE Little Pomeroy, Church Farm Lane, Farleigh Hungerford, Somerset (Pages 135 - 144)**

To consider an application for the construction of a double garage.

#### **7 Planning Application 2023\_1213\_FUL Flat 4, Tipcote House, Tipcote Lane, Shepton Mallet, Somerset (Pages 145 - 152)**

To consider an application for the replacement of three rotten timber casement windows.

#### **8 Planning Application 2023/1214/LBC Flat 4, Tipcote House, Tipcote Lane, Shepton Mallet, Somerset (Pages 153 - 160)**

To consider a listed building consent application for the replacement of three rotten timber casement windows.

**9 Planning Application 2023/1686/FUL Critchill Farm, Critch Hill, Frome, Somerset (Pages 161 - 174)**

To consider an application for the siting of two timber buildings to form a Father Christmas grotto.

**10 Planning Application 2022/1981/FUL Former Baileys Tanery, Beckery Road, Glastonbury, Somerset (Pages 175 - 212)**

To consider an application for the repair and conversion of the former Bailys tannery and leather-working factory into multi-use workspaces.

**11 Planning Application 2022/1982/LBC Former Baileys Tanery, Beckery Road, Glastonbury, Somerset (Pages 213 - 232)**

To consider a listed building consent application for the repair and conversion of the former Bailys tannery and leather-working factory into multi-use workspaces.

**12 Planning Application 2023/1390/FUL The Wrangles, Bristol Road, Green Ore, Wells, Somerset (Pages 233 - 248)**

To consider an application for the change of use of land to residential (C3 use class) to extend residential garden curtilage, erection of annexe and car port, and alterations to main dwelling (retrospective).

**13 Planning Application 2022/1618/FUL Duke of Cumberland Inn, Edford Hill, Holcombe, Somerset (Pages 249 - 262)**

To consider an application for the formation of a new overflow car park with associated access and landscaping.

**14 Planning Application 2023/0106/OUT Land at Foghamshire Lane, Trudoxhill, Frome, Somerset (Pages 263 - 278)**

To consider an application for Outline Planning Permission with some matters reserved for Erection of 1no. single storey dwellinghouse with details of access/landscaping/layout/scale.

**15 Planning Application 2023/1226/FUL Land at Manor Farm, Church Street, Wanstrow, Shepton Mallet, Somerset (Pages 279 - 298)**

To consider an application for the demolition of existing agricultural buildings, removal of slurry pit, silage clamp, concrete hard standing and erection of 4no. detached dwellinghouses with associated access and agricultural access.

**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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