



Notice of Meeting of

## **PLANNING COMMITTEE - EAST**

**Tuesday, 7 May 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 Barry Clarke
Councillor Dawn Denton	Councillor Martin Dimery
Councillor Susannah Hart	Councillor Bente Height
Councillor Helen Kay	Councillor Martin Lovell
Councillor Tony Robbins	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 **5pm on Wednesday, 1<sup>st</sup> May 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 25 April 2024.

# **AGENDA**

**Planning Committee - East - 2.00 pm Tuesday, 7 May 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 - 32)**

To approve the minutes from the previous meeting held on 2 April 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.

Requests to speak at the meeting at Public Question Time must be made to the Monitoring Officer in writing or by email to

[democraticserviceteam@somerset.gov.uk](mailto:democraticserviceteam@somerset.gov.uk) by 5pm on Wednesday 1<sup>st</sup> May 2024.

#### **5 Planning Application 2024/0289/PAA - Field to the South of Cedarwood House, Holcombe Hill, Shepton Mallet (Pages 33 - 42)**

To consider an application for the change of use of an agricultural building to a 1no dwellinghouse (Use Class C3) under Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development (England) Order 2015 (as amended). This includes associated operational development.

#### **6 Planning Application 2024/0315/FUL - Land at Underhill Lane, Ston Easton, Wells (Pages 43 - 118)**

To consider an application for the demolition of no. 26 and 28 Orchard Vale and development of 54 new homes with open space, landscaping and all associated infrastructure.

#### **7 Planning Application 2023/2088/FUL - The Laurels, Westfield Lane, Draycott (Pages 119 - 150)**

To consider an application for the replacement of the existing 21-bed residential care home and adjoining land with a new 49-bed care home together with communal, support and staff spaces and associated works.

#### **8 Planning Application 2023/2183/FUL - Land to the Southeast of Bradford Road, Rode, Frome (Pages 151 - 262)**

To consider an application for the construction & operation of a solar photovoltaic farm with battery storage & associated infrastructure, including inverters, security cameras, fencing, access tracks & landscaping.

**9 Planning Application 2023/1855/RE3 - Westway Roundabout, Street (Pages 263 - 272)**

To consider an application for the erection of advertisement/sponsorship 2no. hoarding signs on roundabout.

**10 Planning Application 2022/1028/FUL - Land adjacent to Sunlea, Fosse Way, Kilmersdon, Frome (Pages 273 - 286)**

To consider an application for the erection of dwelling and associated access.

**11 Planning Application 2022/2509/FUL - Vicarage Lane, Norton St Philip (Pages 287 - 300)**

To consider an application for the change of use of agricultural to Use Class C3 Residential. Erection of 1no. single storey dwellinghouse.

**12 Planning Application 2023/2451/FUL - Flats 1-4, 1 Saxon Vale, Frome (Pages 301 - 310)**

To consider an application for the change of use from four residential flats with C3 use, to C1 (hotel use).

**13 Planning Application 2024/0056/FUL - Park Farm, Haydon Drove, Haydon, Wells (Pages 311 - 324)**

To consider an application for the conversion of a barn to a single dwelling (part retrospective).

**14 Appeal Decisions Report (Pages 325 - 334)**

Report of the appeal decisions made by the Planning Inspectorate between 21 March 2024 and 24 April 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 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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