



Notice of Meeting of

PLANNING COMMITTEE - EAST

Thursday, 11 July 2024 at 2.30 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 Tony Robbins
Councillor Rob Reed

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 – 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 **12 noon on Tuesday, 9 July 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 Tuesday, 2 July 2024.

AGENDA

Planning Committee - East - 2.30 pm Thursday, 11 July 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 - 34)

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 democraticserviceteam@somerset.gov.uk by 5pm, 2 working days before the meeting.

5 Planning Application 2023/2183/FUL - Land to the South East of Bradford Rode, Frome, Somerset (Pages 35 - 188)

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

6 Planning Application 2023/0385/FUL - 31 Stockhill Road, Chilcompton, Radstock, Somerset (Pages 189 - 198)

To consider an application for the erection of 1no. detached dwelling and relocation of parking for host dwelling.

7 Planning Application 2020/1513/FUL - Ashmount, Old Frome Road, East Horrington, Wells, Somerset (Pages 199 - 220)

To consider an application for the erection of an accessible and adaptable Whole Life Dwelling.

8 Planning Application 2023/2369/FUL - Crispin Centre, High Street, Street, Somerset (Pages 221 - 298)

To consider an application for the partial demolition and redevelopment of an existing building to retirement living accommodation, 45no. retirement apartments and 11no. retirement cottages with communal facilities, access, car parking and landscaping.

9 Planning Application 2023/2342/FUL - Barn at Valley View Farm, Hinchcombe Hill, Batcombe, Shepton Mallet, Somerset (Pages 299 - 312)

To consider an application for the conversion of agricultural building to residential dwellinghouse, conversion of agricultural building to ancillary accommodation, conversion and minor works to redundant agricultural buildings to form incidental outbuildings (garaging, garden store, home office and utility), extension of the approved residential curtilage and formation of new access track to link existing access provision to an existing residential entrance.

10 Planning Application 2024/0086/LBC - 16 High Street, Shepton Mallet, Somerset (Pages 313 - 320)

To consider an application to change the use of 16, High Street from a café to a hot food takeaway, including the installation of an extractor.

11 Appeals Report - July 2024 (Pages 321 - 332)

The appeals decisions made by the Planning Inspectorate between 22 May and 30 June 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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