



Notice of Meeting of

PLANNING COMMITTEE - EAST

Tuesday, 6 August 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 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 Friday, 2 August 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 Friday 26 July 2024.

AGENDA

Planning Committee - East - 2.00 pm Tuesday, 6 August 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

To approve the minutes from the previous meeting.

Report to follow.

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 democraticserviceseast@somerset.gov.uk by 5pm on Wednesday 31 July 2024.

5 Planning Application 2022/0614/OUT - Land south of Fossefield Road, Fosse Way, Stratton on the Fosse, Shepton Mallet, Somerset (Pages 17 - 78)

To consider an application for outline planning permission for the erection of up to 180 dwellings with all matters reserved except for access

6 Planning Application 2023/2102/VRC - Land at 348250 150158 Brangay Lane, Rodney Stoke, Cheddar, Somerset (Pages 79 - 96)

To consider an application to vary condition 3 (Holiday Accommodation Occupancy) of planning approval 2020/0556/FUL (Erection of two holiday dwellings and associated parking and landscaping and creation of new vehicular access and widening of vehicular passing place) to remove 28 day occupancy.

7 Planning Application 2023/2399/FUL - 3 Balch Road, Wells, Somerset (Pages 97 - 108)

To consider an application for the erection of a 2-bedroom detached dwellinghouse

8 Planning Application 2024/0506/FUL - Tilham Farm, Tilham Lane, Baltonsborough, Glastonbury, Somerset (Pages 109 - 124)

To consider an application for the demolition of an existing barn and erection of a new 4 bed dwelling with detached garage

9 Planning Application 2024/0398/FUL - Land at 375165 154879 Chickwell Lane to Wells Road, Hemington, Frome, Somerset (Pages 125 - 136)

10 Planning Application 2024/0544/CLP - 2 Rambler Court, Street, Somerset (Pages 137 - 144)

To consider an application for a proposed garage conversion to create an office space

11 Planning Application 2023/2188/HSE - Oriel Cottage, 51 Church Lane, Doultong, Shepton Mallet, Somerset (Pages 145 - 156)

To consider an application for the conversion of a barn to ancillary accommodation

12 Planning Application 2023/2189/LBC - Oriel Cottage, 51 Church Lane, Doultong, Shepton Mallet, Somerset (Pages 157 - 166)

To consider a listed building consent application for the conversion of a barn to ancillary accommodation

13 Appeals Report (Pages 167 - 168)

Report on appeal decisions made by the Planning Inspectorate between 1 July and 23 July 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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