



Notice of Meeting of

## **PLANNING COMMITTEE - EAST**

**Tuesday, 3 September 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

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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, 30 August 2024** by email to [democraticserviceseast@somerset.gov.uk](mailto: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, 23 August 2024.

# **AGENDA**

**Planning Committee - East - 2.00 pm Tuesday, 3 September 2024**

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

**Councillor Reminder for Declaring Interests (Agenda Annexe) (Pages 11 - 12)**

**Click here to join the online meeting (Pages 13 - 14)**

## **1 Apologies for Absence**

To receive any apologies for absence and notification of substitutions.

## **2 Minutes from the Previous Meeting (Pages 15 - 28)**

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 [democraticserviceseast@somerset.gov.uk](mailto:democraticserviceseast@somerset.gov.uk) by 5pm on Friday, 30th August 2024.

**5 Planning Application 2024/0800/FUL - South Hayes, Bristol Road, Ston Easton, Radstock, Somerset (Pages 29 - 38)**

To consider an application for the change of use and conversion of an existing garage into a 2 bedroom holiday let (retrospective)

**6 Planning Application 2024/0670/HSE - 95 Wookey Hole Road, Wells, Somerset (Pages 39 - 48)**

To consider an application for a single storey rear extension to an existing property including heating and cooling pump

**7 Planning Application 2023/1779/FUL - Land at Burcott House Farm, Pennybatch Lane, Burcott, Wells, Somerset (Pages 49 - 64)**

To consider an application for the change of use of land from Agricultural to Residential (Use Class C3), erection of 1no. dwelling and associated works

**8 Planning Application 2024/0511/FUL - 22 Frome Road, Beckington, Frome, Somerset (Pages 65 - 88)**

To consider an application for the erection of a single dwelling and associated works.

**9 Planning Application 2024/0560/FUL - 22 Frome Road, Beckington, Frome, Somerset (Pages 89 - 114)**

To consider an application for the demolition of dwelling and outbuildings. Erection of 2no. dwellings and associated development

**10 Appeals Report (Pages 115 - 116)**

To note the list of appeal decisions made by the Planning Inspectorate between 24<sup>th</sup> July 2024 and 19<sup>th</sup> August 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 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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