



Notice of Meeting of

PLANNING COMMITTEE - EAST

Tuesday, 3 December 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 Rob Reed
Councillor Claire Sully

Councillor Barry Clarke
Councillor Martin Dimery
Councillor Bente Height
Councillor Martin Lovell
Councillor Tony Robbins

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 **5pm on Thursday, 28 November 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 (the Proper Officer) on Monday, 25 November 2024.

AGENDA

Planning Committee - East - 2.00 pm Tuesday, 3 December 2024

Public Guidance Notes for Planning Committees (Agenda Annexe) (Pages 5 - 8)

Councillor Reminder for Declaring Interests (Agenda Annexe) (Pages 9 - 10)

Click here to join the online meeting (Pages 11 - 12)

1 Apologies for Absence

To receive any apologies for absence and notification of substitutions.

2 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](#))

3 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.

We are now live webcasting most of our committee meetings and you are welcome to view and listen to the discussion. The link to each webcast will be available on the meeting webpage, please see details under 'click here to join online meeting'.

Requests to speak at the meeting under Public Question Time must be made to democraticserviceseast@somerset.gov.uk by 5pm on the Wednesday prior to the meeting. For those wishing to speak on an application, requests must be made by 5pm on the Thursday prior to the meeting.

4 Planning Application 2021/1675/EOUT - Land South of Frome bounded by Marston Road, B3092/railway line and A361 (Frome Bypass) and including Land to the South of the A361 Frome Somerset (Pages 13 - 114)

To consider an Application for Outline Planning Permission for the erection of up to 1,700 dwellings (Use Class C3), two care homes (Use Class C3), 6.7 hectares of employment land (Use Classes E, B2 and B8), a mixed use local centre for primary school (Use Class F1), cafes/restaurant and convenience store (Use Class E) and other supporting social and physical infrastructure (Use Classes F1, F2 and E), provision of greenspace and other supporting ancillary works. All matters (Access (within the site), Layout, Scale, Appearance, Landscaping) reserved except for four new vehicular site access points from the existing highway.

5 Planning Application 2024/1223/FUL - Land at 361185 153689 Ston Easton Lane, Ston Easton, Wells, Somerset (Pages 115 - 128)

To consider an application for the erection of a detached two storey self-build dwellinghouse and garage.

6 Planning Application 2024/1435/HSE - 62 Whitstone Rise, Shepton Mallet, Somerset, BA4 5QB (Pages 129 - 138)

To consider an application for a single storey front, side and rear extension.

7 Appeals Report (Pages 139 - 146)

To consider the report of appeals decisions made by the Planning Inspectorate between 19 October 2024 and 15 November 2024.

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