



Notice of Meeting of

PLANNING COMMITTEE - EAST

Tuesday, 4 February 2025 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 **12noon on Thursday, 30 January 2025** by email to democraticservicesteam@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, 27 January 2025.

AGENDA

Planning Committee - East - 2.00 pm Tuesday, 4 February 2025

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

The minutes of the previous meetings held on Tuesday 7 January 2025 will be considered at the next 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.

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.

5 Planning Application 2021/1675/EOUT - Land South of Frome bounded by Marston Road, B3092/Railway Line and A361, Frome (Pages 15 - 130)

To consider an application for the erection of up to 1,700 dwellings (Use Class C3), two care homes (Use Class C2), 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 reserved (Access (within the site), Layout, Scale, Appearance, Landscaping) other than four new vehicular site access points from the existing highway.

6 Planning Application 2023/1070/FUL - Land North of Styles Close, Frome (Pages 131 - 200)

To consider an application for the construction and operation of an energy storage facility, fencing, landscape planting, site access, drainage, infrastructure, lighting, CCTV equipment and underground cabling.

7 Planning Application 2024/0750/FUL - Farrington Golf Club, Marsh Lane, Ston Easton, Wells (Pages 201 - 236)

To consider an application for the expansion of the existing sports facilities, including construction of a family putting course; an outdoor gym; 3 outdoor pickleball courts, including a children's play park & a cabana; conversion of a greenkeeper's building to indoor pickleball courts. Construction of overnight accommodation in the form of 48 eco cabins (12 buildings) and 9 lodges, partially in replacement of permitted caravan pitches. Erection of a maintenance hub & Greenkeepers Unit. Various alterations to the clubhouse, other buildings & the golf driving range. Necessary demolition & engineering works & installation of associated infrastructure and landscaping.

8 Planning Application 2024/0407/FUL - The Lucky Chance, Portway, Frome (Pages 237 - 246)

To consider an application for the installation of 12.12kWp Solar Photovoltaic to the roof.

9 Appeals Report (Pages 247 - 266)

To consider the appeal decisions made by the Planning Inspectorate between 20 December 2024 and 17 January 2025.

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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