



Notice of Meeting of

PLANNING COMMITTEE - NORTH

Tuesday, 9 July 2024 at 2.00 pm

**Sedgemoor Room, Bridgwater House, King
Square, Bridgwater, TA6 3AR**

To: The members of the Planning Committee - North

Chair: Councillor Kathy Pearce
Vice-chair: Councillor Matthew Martin

Councillor Brian Bolt	Councillor Alan Bradford
Councillor Hilary Bruce	Councillor Ben Ferguson
Councillor Bob Filmer	Councillor Tony Grimes
Councillor Pauline Ham	Councillor Alistair Hendry
Councillor Mike Murphy	Councillor Gill Slocombe
Councillor Brian Smedley	

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 Friday, 5 July 2024** by email to democraticservicesnorth@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 28 June 2024.

AGENDA

Planning Committee - North - 2.00 pm Tuesday, 9 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 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.

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 on Wednesday 3 July 2024.

4 Habitat Regulations Assessment for Planning Application 50/24/00021 Land At, Combe Batch, Wedmore, Somerset, BS28 (Pages 17 - 46)

To consider a Habitat Regulations Assessment for Land at Combe Batch, Wedmore, Somerset, BS28.

5 Planning Application 50/24/00021 Land At, Combe Batch, Wedmore, Somerset, BS28 (Pages 47 - 104)

To consider an application for a Hybrid (full and outline) application. Full application for the erection of 26 No. dwellings and formation of access, associated open space, landscaping and parking. Outline application with some matters reserved for 4 No. self build plots.

6 Planning Application 49/23/00003 Warehouse and Premises, Notting Hill Way, Weare, Axbridge, Somerset, BS26 2JU (Pages 105 - 120)

To consider an application for the creation of new access, alterations to existing access, creation of parking area, works to existing canteen building to include installation of cladding to all elevations, installation of covered decking to South elevation, installation of external stair case to North elevation and a flue to the roof and works to workshop building to include placement of PV panels to roof and minor alterations to the existing building.

7 Planning application 07/23/00014 Land On The West Side Of, Vole Road, Mark, Highbridge, Somerset (Pages 121 - 136)

To consider a planning application for the creation of 2no. Traveller and Gypsy caravan pitches together with the formation of hardstanding and the erection of 2no day rooms, barn and stables.

8 Planning Application 08/24/00030 27 Ashleigh Avenue, Bridgwater, Somerset, TA6 6AU (Pages 137 - 144)

To consider an application for the change of use from a licensed 6 bedroom house of multiple occupation (HMO) to a 7 person house of multiple occupation (HMO).

9 Planning Application 24/22/00042 Rookery Manor, Edingworth Road, Edingworth, Weston-super-mare, Somerset, BS24 0JB (Pages 145 - 160)

To consider a planning application for the change of use from hotel function rooms to provide 9no. self contained apartments (Revised Scheme).

10 Planning Application 24/23/00026 Land And Property At, Rookery Manor, Edingworth Road, Edingworth, Weston-super-mare, Somerset, BS24 0JB (Pages 161 - 174)

To consider a planning application for the change of use of agricultural land to site 14no. holiday cabins, with associated parking and internal access road (revised scheme).

11 Planning Application 33/24/00004 Larches Barn, The Causeway, Mark, Highbridge, Somerset, TA9 4QF (Pages 175 - 182)

To consider an application for the erection of single story rear North extension with 2No. rooflights.

12 Appeal Reports (Pages 183 - 186)

To receive the Appeal Decisions and Appeals Received for June 2024 and to note their content.

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