



Notice of Meeting of

PLANNING COMMITTEE - WEST

Tuesday, 25 June 2024 at 2.00 pm

John Meikle Room, The Deane House, Belvedere Road, Taunton TA1 1HE

To: The members of the Planning Committee - West

Chair: Councillor Simon Coles

Vice-chair: Councillor Derek Perry

Councillor Norman Cavill

Councillor Habib Farbahi

Councillor Ross Henley

Councillor Mike Rigby

Councillor Rosemary Woods

Councillor Caroline Ellis

Councillor Andy Hadley

Councillor Steven Pugsley

Councillor Andy Sully

Councillor Gwil Wren

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, 21 June 2024** by email to democraticserviceswest@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, 14 June 2024.

AGENDA

Planning Committee - West - 2.00 pm Tuesday, 25 June 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 (Pages 17 - 28)

To approve the minutes from the meetings of 1 May 2024 and 21 May 2024.

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 democraticserviceteam@somerset.gov.uk by 5pm on Wednesday, 19 June 2024.

5 Planning Application 14/22/0051 - Land at Ham Farm, Creech St Michael (Pages 29 - 84)

To consider an application for the installation and operation of solar farm together with associated works, equipment and infrastructure on land at Ham Farm, Creech St Michael.

6 Planning Application 17/21/0007 - Knights Farm, Cats Ash Road, Fitzhead (Pages 85 - 116)

To consider an application for the conversion of barns into 4 No. dwellings with associated site works including the demolition of modern barns at Knights Farm, Cats Ash Road, Fitzhead, Taunton, TA4 3JX.

7 Planning Application 49/20/0034 - Land to the north of Burges Lane, Wiveliscombe (Pages 117 - 202)

To consider an application for approval of reserved matters following Outline Application 49/17/0060 to determine layout, scale, appearance and landscaping for the erection of 71 No. dwellings with the detail required to confirm access as required by Condition No. 03 on land north of Burges Lane, Wiveliscombe.

8 Planning Application 06/24/0009 - Land east of Dene Road, Bishops Lydeard (Pages 203 - 220)

To consider an application for the erection of an agricultural storage building on land east of Dene Road, Bishops Lydeard.

9 Planning Application 14/23/0007 - Land at Langaller Manor Farm, North End, Creech St Michael (Pages 221 - 256)

To consider an application for Outline planning with all matters reserved except for access, layout and scale, for the demolition of farm buildings, renovation and alterations to the listed farmhouse and erection of 33 No. dwellings with associated works on land at Langaller Manor Farmhouse, Creech St Michael, Taunton, TA2 8DA.

10 Planning Application 19/23/0007 - Land at the rear of Palmers Green House, Stewley Road, Hatch Beauchamp (Pages 257 - 268)

To consider an application to change of use of part of garden with construction of vehicular access and driveway for access to land at the rear of Palmers Green House, Stewley Road, Hatch Beauchamp.

11 Appeal Decisions (Pages 269 - 294)

To receive details of the latest Appeal Decisions received.

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 or at the meeting)

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