

**Somerset Council – Decisions taken by the Planning Committee - East on Tuesday, 7 January 2025**

Agenda Item No	Topic	Decision
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**Part A – Items considered in public**

<p><b>A4</b></p>	<p>Planning Application 2023/1515/OUT - Land at 353038 145483, Gypsy Lane, Wells, Somerset</p>	<p><b>RESOLVED</b></p> <p>That planning application <b>2023/1515/OUT</b> be <b>APPROVED</b> in accordance with the Officer's recommendation subject to securing a substantial increase in the S106 contributions for the Strawberry Line. This be delegated to Officers in consultation with the Chair, Vice-Chair and Divisional Members.</p> <p><b>Votes – 6 for, 2 against, 1 abstention</b></p>
<p><b>A5</b></p>	<p>Planning Application 2024/1051/OUT - Land at Pear Tree Farm, Cullen Farm Road, Glastonbury, Somerset</p>	<p><b>RESOLVED</b></p> <p>That planning application <b>2024/1051/OUT</b> be <b>REFUSED</b> contrary to the Officer's recommendation for the following reasons:</p> <p>The Somerset East area is currently not able to demonstrate a five-year supply of deliverable housing sites. However, the application of policies in the National Planning Policy Framework that protect heritage assets provides a strong reason for refusing the development proposed, as set out below, and therefore the 'tilted balance' is not engaged. The development site is located outside of the development limit and would result in a cumulative change to the general character of the area, adversely affecting the significance of the nationally important heritage asset at Glastonbury Tor (ST MICHAELS CHURCH TOWER (scheduled monument and grade I listed building, list entry number 1345475)) through development in its setting.</p> <p>Great weight is attached to the conservation of the asset, which is an asset of the highest significance.</p> <p>The identified level of harm to the heritage asset is less than substantial and this harm is not considered to be outweighed by the public benefits of the proposal.</p>

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		<p>The proposed development is considered to be contrary to local plan Policy CP1, being located outside the settlement limits, and Policy DP3, as the public benefits of the proposal would not outweigh the harm to the asset's significance, through development in its setting, of the Mendip District Local Plan Part 1: Strategy &amp; Policies, Adopted 15th December 2014 and with the plan as a whole.</p> <p><b>Votes – 5 for, 3 against, 2 abstentions</b></p>
<p><b>A6</b></p>	<p>Planning Application 2024/1223/FUL - Land at 361185 153689, Ston Easton Lane, Ston Easton, Wells, Somerset</p>	<p><b>RESOLVED</b></p> <p>That planning application <b>2024/1223/FUL</b> be <b>APPROVED</b> as a departure to the development plan Policy DP24, contrary to the Officer's recommendation, as the scheme was deemed to be in a sustainable location with no adverse impacts identified. The Committee also gave weight to the fact that the dwelling would be constructed and occupied as a self-build unit.</p> <p>That delegated authority be given to Officers to issue the permission subject to advertising the application as a departure, the prior completion of a S106 Agreement to ensure that the dwelling is constructed and occupied as a self-build unit and the imposition of necessary planning conditions.</p> <p><b>Votes – 9 for, 1 against.</b></p>
<p><b>A7</b></p>	<p>Planning Application 2024/1435/HSE - 62 Whitstone Rise, Shepton Mallet, Somerset</p>	<p><b>RESOLVED</b></p> <p>That planning application <b>2024/1435/HSE</b> be <b>APPROVED</b> in accordance with the Officer's recommendation.</p>

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		<b>Votes – Unanimous</b>