

PLANNING BOARD

Wednesday, 26 August 2020

Via Live Stream

6.00 pm

**This agenda can be made available in large print and other languages including Braille.
Please contact the Committee Officer for details.**

Lead Officers

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Committee Officer

Ben Sugg

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Members of the Planning Board: Councillors Damon Hooton (Chair), Nigel Hewitt-Cooper (Deputy Chair), Eve Berry, Nick Cottle, Peter Goater, Francis Hayden, Steve Henderson, Edric Hobbs, Helen Kay, Lindsay MacDougall, Matthew Martin, Mike Pullin, Heather Shearer, Laura Waters and Ros Wyke

Substitute Members: Councillors John Clarke, Jon Cousins, Garfield Kennedy, Tom Killen, Barbi Lund, Lucie Taylor-Hood, Alan Townsend, and Nigel Woollcombe-Adams

Notes

1. **Length of meeting** – normally the meeting will end when all the business on the agenda has been completed. As soon as this meeting has lasted for three hours the Chair will ask Members to vote on whether to end the meeting. There will be a short briefing from Officers on implications but no debate on whether the meeting should end. If the vote is in favour of ending the meeting it will end immediately or at such point as the meeting agrees.
2. **Reports** – some agenda items refer to reports that have been produced. The full reports are only sent to relevant Members. If you wish to see a non-confidential report you can access it via the Mendip District Council web-site at www.mendip.gov.uk. If you wish to have a hard copy of the report then please contact the Committee Officer (details on page one of the agenda). For members of the public requesting hard copies sent by post a charge may be raised.
3. **Declarations of interest** – if a Member of the Board, or other Member of the Council present at the meeting has a personal or prejudicial interest in any agenda item during this meeting they should now declare its existence and nature publicly.
4. **Public Speaking** – at the Chair's discretion, members of the public can participate at meetings of a Council body by making representations on any matter. The maximum time for each speaker is three minutes.

If you wish to speak about any matter, other than a planning application, you should either:

- Notify the Committee Officer at least three hours before the start of the meeting, or
- Complete the form which will be in, or immediately outside, the room where the meeting is going to take place and hand this to the Committee Officer before the start of the meeting.

Items on the agenda – The public may either speak during the Public Participation agenda item or before the agenda item of interest.

Items not on the agenda - Any matters raised cannot be debated at the meeting but may be referred to a future meeting.

5. If you wish to speak about a planning application on the agenda, you must notify the **Committee Officer, Ben Sugg, on 01749 341384 or Benjamin.Sugg@mendip.gov.uk no later than 5 pm the last working day before the meeting.** Three speaking slots are allowed which will last no more than three minutes each, one in opposition, one in support and a Parish Council representative. These speakers will be heard after the application has been presented and before the item is debated by the Board.
6. In accordance with the Openness of Local Government Bodies Regulations 2014 recording is allowed at all formal meetings of the authority to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings.

Those wishing to record proceedings should, as a courtesy, inform the chair (or Democratic Services Officer) of the committee of their intentions prior to the meeting.

Please note: In the interest of fairness and probity and in order to ensure compliance with the requirements of Human Rights Act 1998, speakers will not be permitted to address the Board on current planning applications which are not included on the agenda for this meeting.

AGENDA

1 CHAIRMAN'S ANNOUNCEMENTS

2 APOLOGIES FOR ABSENCE

To receive apologies from Members who are unable to attend the meeting.

3 DECLARATIONS OF INTEREST See Note 3

If a member of the Planning Board, or other Member of the Council present at the meeting has a personal or prejudicial interest in any agenda item during this meeting they should now declare its existence and nature publicly.

4 PUBLIC PARTICIPATION See Note 4

5 PREVIOUS MINUTES

To confirm the minutes of the Planning Board meeting held on 10 June 2020.

To confirm the minutes of the Planning Board meeting held on 22 July 2020

6 RESOLUTION TO AGREE ALL RECOMMENDATIONS MADE ON DEVELOPMENT MANAGEMENT APPLICATIONS NOT RAISED FOR DISCUSSION

7 DEVELOPMENT MANAGEMENT – PLANNING APPLICATIONS. See notes 5

Item	Application Number	Site/Ward/Member	Case Officer
DM01	2020/0689/FUL	Myrtle Farm , Milton Lane, Wookey Hole, Wells, BA5 1DG St Cuthbert Out North	Anna Clark
DM02	2019/2345/OTS	Land Off Anchor Road, Lipyeate Cross To Luckington Cross, Coleford, Frome, Somerset, Coleford And Holcombe	James U'Dell
DM03	2018/1559/FUL	Land South East Of Vinney Lane , Blatchbridge, Frome, BA11 5BN Beckington And Selwood	Carlton Langford
DM04	2019/2336/FUL	Shamrock Stables , Lynch Lane, Westbury Sub Mendip, Wells, BA5 1HW	Jenni Alvis

		Rodney Stoke And Westbury	
DM05	2019/2852/FUL	Hippisley Farm , East End Lane, Chewton Mendip, Wells, BA3 4LX Chewton Mendip And Ston Easton	Kelly Pritchard
DM06	2020/0130/FUL	Land At 361328 143053, Monmouth Road, Shepton Mallet, Somerset, Shepton West	Carlton Langford
DM07	2020/1286/HSE	Middle Farm House , Peace Close Lane, West Horrington, Wells, BA5 3ED St Cuthbert Out North	Josh Cawsey

8 DEVELOPMENT MANAGEMENT PERFORMANCE REPORT

For Members of Planning Board to note.

9 APPEALS LODGED, DECIDED AND FORTHCOMING HEARING

For Members of Planning Board to note.

10 URGENT BUSINESS

To consider any other business which the Chairman decides is urgent.

Factors which the Planning Board may take into account when it makes its decision – a guide for the public

The type of things which the Planning Board may take into consideration when it makes its decision on an application must be 'material planning considerations'. These are largely defined through the law and the various Circulars and Policy Statements produced by Central Government.

To assist the public's understanding of what the Planning Board may therefore take into account the following list provides examples of things which are material planning considerations and things which aren't. Those which aren't cannot have any bearing on the Planning Board's decision. It should be noted that this list is by no means exhaustive!

Examples of Material Planning Considerations

Those which are include:

- National and Local Policy
- Previous Application History
- Noise and Air Pollution
- Protection of Residential Amenity
- Highway Safety
- Car parking
- Visual Impact/Design Issues
- Listed Building/Conservation Area Issues
- Loss of Privacy/Overlooking
- Loss of light

Those which are not include:

- Value of property
- Personal circumstances of applicant (in almost all cases)
- Loss of view
- Protection of Private interests including private rights of way or access
- Prior activities of the applicant (i.e. prior transgressions)
- The fact that an application is retrospective
- Damage to neighbours' property during construction works.

Applications for Advertisement Consent and Listed Building Consent

Sometimes, the type of things which the Planning Board may take into consideration is limited because of the application type. For example, for applications for Advertisement Consent the Planning Board may only take into consideration issues of public safety and amenity.

For applications for Listed Building Consent the only relevant consideration is the effect of the proposed works upon the architectural and historic qualities of the Listed Building. Other issues such as highway safety and the effect of the works upon neighbour amenity are not relevant to the consideration of applications for Listed Building Consent.