



## WINCANTON TOWN COUNCIL

**Due to Covid restrictions, any member of the public wishing to attend this meeting please book a space [office@wincantontowncouncil.gov.uk](mailto:office@wincantontowncouncil.gov.uk)**

### **EVACUATION PROCEDURE**

When the continuous alarm sounds, you must evacuate the building by the exit. and proceed downstairs to outside of the Bear Inn.

### **THIS MEETING MAY BE FILMED OR RECORDED**

**To : All Members of the Planning Committee**

Councillors Thomas (Chairman), Greening, Power, Tudgay, Shelbourn-Barrow, Smith and Walters.

### **NOTICE OF MEETING**

**You are hereby summoned to attend a meeting of the Planning Committee to be held on Monday 14<sup>th</sup> February 2022 commencing at 7.00pm in the council chamber, Wincanton Town Hall**

**Tracy Lamb, Locum Deputy Town Clerk  
7<sup>th</sup> February 2022**

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status, age and any disability) Crime & Disorder, Health & Safety and Human Rights.

Members are also reminded of their obligations to declare their interest under the Code of Conduct as defined by regulations made under section 30(3) of the Localism Act 2011 and consideration of requests for Grants of Dispensations in respect of Disclosable Pecuniary interests.

### **PUBLIC PARTICIPATION**

Before the meeting the Chair may allow a public session to enable people to ask questions of the Council and make comments, in accordance with Standing Orders 3e and 3h. Questions are directed to Council and should be restricted to matters on the agenda. Members of the public are not to verbally abuse or harass a member of the Council. Questions not answered at this meeting will be answered in writing to the person asking the question or may appear as an agenda item for the next meeting. Members of the public are asked to restrict their comments, and/or questions to three minutes.

### **Public Participation Time**

The period of time designated for public participation, in accordance with standing order 3(e), shall not exceed 20 minutes unless directed by the chairman of the meeting and is not part of the formal meeting of the Committee.

## **AGENDA**

- 15. APOLOGIES – To receive apologies and approve the reasons given.**  
Schedule 12 of the Local Government Act 1972 requires a record be kept of the members present and this record form part of the minutes of the meeting. Under Section 85(1) of the Local government Act 1972, members present must decide whether the reason(s) for a member’s absence are acceptable.
- 16. DECLARATIONS OF INTEREST**  
Members to declare any interest they may have in agenda items that accord with the requirements of the Council Code of Conduct. Localism Act 2011 (sections 26-37 and Schedule 4)
- 17. MINUTES OF PREVIOUS PLANNING COMMITTEE MEETINGS**  
To receive and approve the minutes of the planning committee meetings held on Monday 17<sup>th</sup> January 2022.
- 18. TO CONSIDER SUBMITTING A RESPONSE TO THE FOLLOWING PLANNING APPLICATIONS**
  - a) 22/00014/HOU 73 High Street Wincanton BA9 9JZ To repair/replace the existing damaged gutter and fascia board to the front elevation of the house and to repair and repaint the windows, doors and gates to the front elevation of the property.  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R58IMKOWKLA00>
  - b) 21/03720/HOU Dial House Cottage The Batch Wincanton BA9 9BQ Removal of front door and surround and replace with a reclaimed door to be painted in a heritage colour tbc. Refurbishment of upstairs windows and replacement of downstairs windows with wooden 6 pane casement windows to match the upstairs.  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=R40B07OWK9000&activeTab=summary>
  - c) 21/03858/HOU 36 Common Road Wincanton BA9 9HX 2 storey extension to replace existing single-story building to provide additional living space.  
<https://publicaccess.southsomerset.gov.uk/online-applications/monthlyListResults.do?action=firstPage>

## 19. UPDATE ON PLANNING DECISIONS

- a) 19/01477/LBC 3 Market Place Wincanton Somerset BA9 9LD| Listed Building  
Consent for continued use of building as ground floor cafe & bed and breakfast accommodation above with retrospective display of 2No. signs and 3No. light fittings to front elevation  
Status: Approved                      Decision : Application Permitted with Conditions  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=PRWLCEOWKWM00&activeTab=summary>
- b) 19/01476/FUL3 Market Place Wincanton Somerset BA9 9LD  
Proposal Application for continued use of building as ground floor cafe & bed and breakfast accommodation above with retrospective display of 2No. signs and 3No. light fittings to front elevation  
Status : Approved                      Decision: Application Permitted with Conditions  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=PRWLCOWKWL00&activeTab=summary>
- c) 21/01521/FUL Land At Long Close Commercial Area Lawrence Hill Wincanton Somerset Detailed planning application for a drive-thru cafe, commercial building (Class E & F), car parking and ancillary works.  
Status: Approved                      Decision: Application Permitted with Conditions  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QSOZ5POWGRT00&activeTab=summary>
- d) 21/02205/FUL Solar Site South Of Brains Farm Moor Lane Wincanton Somerset Proposed solar farm and associated development, comprising the installation of solar panels, substation, switchgear building, storage/communications/switch room buildings, the provision of inverter/transformer cabins and battery containers, construction of access and stone track, fencing and gates, installation of CCTV cameras, and associated landscaping and biodiversity enhancements.  
Status: Approved                      Decision: Application Permitted with Conditions  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QVXN98OWHRT00&activeTab=summary>
- e) 21/02533/S73 Land At Dancing Lane Wincanton BA9 9DE  
Proposal S73 application to vary condition 1 (approved plans) and condition 2 (materials) of planning approval 19/01550/REM (Reserved Matters application for the erection of 23 dwellings with associated works) to amend: the design of the houses (changes to fenestration, windows, materials, floor plans, house types, and associated car ports and parking); ground levels; and the previously approved travel plan.  
Status: Approved                      Decision: Application Permitted with Conditions  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QXXBP0OWIC300&activeTab=summary>

- f) 21/03191/HOU 8 Churchfield Wincanton BA9 9AJ  
Proposal Erection of a single storey extension to the rear of the dwelling and conversion of garage into a home office  
Status : Approved Decision :Application Permitted with Conditions  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=R1DV0IOWJER00&activeTab=summary>

**20. NOTIFICATION OF TREE WORKS**

- a) 22/00231/TCA Old Manor Stable South Street Wincanton BA9 9DL Notification of intent to fell No. 1 tree within a Conservation area.  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R69PL4OWKXK00>

- 21. DATE OF NEXT MEETING** The next scheduled Planning Committee meeting will take place on Monday 14<sup>th</sup> March 2022 at 7:00 pm