



## WINCANTON TOWN COUNCIL

### DRAFT MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 14th SEPTEMBER 2021 AT THE COUNCIL CHAMBERS, WINCANTON TOWN HALL

**COMMITTEE MEMBERS PRESENT:** Councillors Tudgay, Thomas (Chair), Smith, Walters.

**ALSO PRESENT:** Stephen Hill (Town Clerk), two members of public.

#### **PUBLIC PARTICIPATION**

Two members of the public spoke about the Marsh Court, Marsh Lane Planning Application  
**Ref. No.** 21/01818/FUL

There has been a previous Application for change of use to commercial use (Class R); this is now the subsequent Application to agree physical works. Conversion to offices (for Candlelight Care). Application will enable Candlelight Care to relocate to Wincanton. Adjacent LB Consent Application is submitted.

The company started in Glastonbury. Merged services from different offices together to be located at Marsh Court. Neighbours were invited to event and are "on board". Care provision in Wincanton area is needed. The company is sustainable. There is an appreciation of impact on neighbours so business is 9-5pm.

19:20 – public participation ended

#### **22-22 APOLOGIES**

Committee **NOTED** those Councillors sending apologies: Shelbourn-Barrow, Greening and Power.

#### **23-22 DECLARATIONS OF INTEREST**

None

#### **24-22 MINUTES OF PREVIOUS PLANNING COMMITTEE MEETING**

**Council RESOLVED to approve the minutes of the Planning Committee meeting held on Tuesday 10<sup>th</sup> August 2021.**

Cllr Smith proposed; Cllr Walters seconded. Unanimous.

#### **25-22 UPDATE ON PLANNING DECISIONS**

Committee was updated on recent planning decisions:

- a. The erection of a tractor shed and change of use of former kennels to a shop/cafe and stationing of a shepherd's hut for holiday accommodation to

support the charity. | Somerset And Dorset Animal Rescue Centre At Balsam Farm Common Lane Wincanton BA9 9RB

**Ref. No.** 21/01235/FUL

Validated: Fri 18 Jun 2021

Decision date: Wed 08 Sep 2021

**Status:** Application Permitted with Conditions

- b. The conversion of an existing stone barn and adjacent garage into a residential dwelling, and the extension of the existing garage roof to form a covered carport.

**Ref. No.** 21/01493/FUL

Validated: Tue 15 Jun 2021

Decision Date: Thu 02 Sep 2021

**Status:** Application Permitted with Conditions

- c. Application to carry out tree surgery works to No.02 trees included within Yeovil District Council Tree Preservation Order (WINC 1) 1984

**Ref. No.** 21/02481/TPO

Validated: Mon 09 Aug 2021

Decision Date: Fri 20 Aug 2021

**Status:** Application Permitted with Conditions

- d. Certificate of Lawfulness for Existing Use - A trench has been dug to contain the foundations of a new agricultural worker's dwelling which constitutes the implementation of planning permission 18/01067/FUL

**Ref. No.** 21/02378/COL

Validated: Fri 30 Jul 2021

Decision Date: Thu 26 Aug 2021

**Status:** Application Permitted

- e. Certificate of Lawfulness for the proposed use of the land for siting a mobile home for use ancillary to the main dwelling.

**Ref. No.** 21/01900/COL

Validated: Tue 06 Jul 2021

Decision Date: Mon 02 Aug 2021

**Status:** Application Permitted

- f. Prior Approval application for the Change of Use of agricultural buildings to Class B1 (Business) use & Class B8 (Storage or Distribution) use.

**Ref. No.** 21/01831/P3RPA

Validated: Fri 04 Jun 2021

Decision Date: Wed 04 Aug 2021

**Status:** Application Permitted

## 26-22 NOTIFICATION OF TREE WORKS

Application to carry out tree surgery works to No.02 trees included within Yeovil District Council Tree Preservation Order (WINC 1) 1984

4 Gennes Grove Wincanton BA9 9NU

**Ref. No.** 21/02481/TPO

Validated: Mon 09 Aug 2021

Decision Date: Fri 20 Aug 2021

**Status:** Application Permitted with Conditions

## 27-22 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- a) Discharge of conditions No.04 (noise insulation scheme) and No.11 (scheme for the future responsibility and maintenance of the surface water drainage system) of planning application 20/01709/S73A

**Ref. No.** 21/02366/DOC1

Received: Wed 28 Jul 2021

Validated Wed 28 Jul 2021

**Status: Awaiting decision**

<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QWWR1TOWI1P00&activeTab=summary>

The SUDS maintenance schedule was considered – surface water drainage scheme is implemented but queried who will take responsibility for the SUDS scheme once completed? This may be part of the land that is transferred to WTC?

**Committee RESOLVED to submit REFUSAL on the basis that Condition no. 11 is not satisfied.**

Cllr Thomas proposed; Cllr Tudgay. Unanimous

**Committee RESOLVED to revise the order of the Agenda and to consider Planning Application Ref: Ref. No. 21/01818/FUL, Marsh Court Marsh Lane Wincanton BA9 9QZ**

Cllr Thomas proposed; Cllr Smith seconded. Unanimous

- b) Discharge of Condition No. 13 (Badger Survey) of Planning Application 17/02643/OUT Land At Dancing Lane Wincanton BA9 9DE

**Ref. No.** 21/02657/DOC1

Received: Fri 27 Aug 2021

Validated: Fri 27 Aug 2021

**Status: Awaiting decision**

<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QYG886OWIY00&activeTab=summary>

Committee understands that a survey has already been undertaken.

**Committee RESOLVED to submit NEUTRAL response.**

Cllr Thomas proposed; Cllr Smith. Unanimous

- c) S73 application to vary condition 1 (approved plans) 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

**Ref:** 21/02533/S73

Received: Mon 16 Aug 2021

Validated: Wed 25 Aug 2021

**Status: Awaiting decision**

<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QXXBP0OWIC300&activeTab=summary>

No comments.

**Committee RESOLVED to submit NEUTRAL response.**

Cllr Smith proposed; Cllr Tudgay. Unanimous

- d) Replacement of shop front  
2 South Street Wincanton BA9 9DL  
**Ref. No.** 21/02613/FUL  
Received: Mon 23 Aug 2021  
Validated: Thu 02 Sep 2021  
**Status: Awaiting decision**  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QYA7IKOWIGM00&activeTab=summary>

No comments.

**Committee RESOLVED to submit SUPPORT response.**

Cllr Tudgay proposed; Cllr Walters. Unanimous

- e) Conversion and change of use of agricultural building to offices (B1 use)  
Marsh Court Marsh Lane Wincanton BA9 9QZ  
**Ref. No.** 21/01818/FUL  
Received: Fri 04 Jun 2021  
Validated: Thu 02 Sep 2021  
**Status: Awaiting decision**  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QU4FWDOWNH7000&activeTab=summary>

**Committee RESOLVED to submit SUPPORT response.**

Cllr Thomas proposed; Cllr Smith. Unanimous

- f) Erection of 5 new dwellings houses to the rear carpark and garden of the former White Horse, including a new parking layout for the White horse and new dwellings, landscaping and bin store and carport  
Land Rear White Horse Hotel High Street Wincanton Somerset BA9 9JP  
South Somerset District Council has received amended plans and/or additional information concerning application  
**Ref. No.** 20/03363/FUL  
Received: Thu 19 Nov 2020  
Validated: Tue 02 Feb 2021  
**Status: Awaiting decision**  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QK1XYROWLSQ00>

A site visit has taken place last week, which has helped Cllrs reach a conclusion. Some serious thought, money and plans have been developed. This option secures the future sustainability of the Grade II\* Listed Building. Committee discussed Building At Risk, bats' routes and building materials/design. Discussed need for both

Applications 5 dwellings 03363/FUL and renovation 03222/FUL to be done /linked – but Committee recognised that is not a Planning consideration.

**Committee RESOLVED to Recommend SUPPORT to Full Council 27 September 2021.**

Cllr Thomas proposed; Cllr Walters. Unanimous

The Town Council plans to attend SSDC committee to make the point of importance of both parts of the development being required; the Chairman will contact the SSDC Planning Officer.

- g) Renovation and conversion of the disused former hotel into residential units and street-fronting commercial unit  
White Horse Hotel 4 High Street Wincanton BA9 9JP  
South Somerset District Council has received amended plans and/or additional information concerning application  
**Ref. No.** 20/03222/FUL  
Received: Mon 09 Nov 2020  
Validated: Thu 17 Dec 2020  
**Status: Awaiting decision**  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJDVAPOWLKJ00>

No comments.

**Committee RESOLVED to submit SUPPORT response.**

Cllr Tudgay proposed; Cllr Thomas. Unanimous

## **28-22 STREET NAMING**

Committee considered street naming of the proposed New Development of 23 Dwellings - Land off Dancing Lane, Wincanton and Resolved the response to SSDC.

**Committee RESOLVED to support naming King Alfred's Drive.**

Cllr Tudgay proposed; Cllr Thomas. Unanimous

## **29-22 DATE OF NEXT MEETING**

The next scheduled Planning Committee meeting will take place on Monday 11<sup>th</sup> October 2021.

Meeting closed 20:22.