



**TOWN COUNCIL OFFICES
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SHEPTON MALLET
BA4 5BS**

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One member of the public was present.

Minutes of a Meeting of Shepton Mallet Town Development & Planning Committee that took place on **Tuesday 19th June 2018** at Asham Committee Room, Mendip District Council Offices, Shepton Mallet, BA4 5BT when the following planning applications were discussed.

Present: Mrs H Reader and Mrs D Losey Messrs E Hobbs C Inchley M Lovell and N Shearn together with Office Manager Mrs P Robertson.

TDP54.1 To receive apologies for absence.

Cllrs Hardy and Marsh.

TDP54.2 Declarations of Interest in items on this agenda.

Cllr Inchley declared an interest in 2018/1014 as the applicant is his employer and advised that he would leave the meeting before it was discussed.

TDP54.3 To approve the Minutes of the Town Development & Planning Committee Meeting held on Tuesday 29th May 2018.

An amended minute for application 2018/1005 & 2018/1006 was discussed and it was resolved that the following should be sent to the Planning Officer and the minutes duly amended to be signed at the meeting on 10th July:

Members unanimously supported this application. They feel the design is sympathetic and closer to the fabric of the original building, removing the ugly breeze block extension currently in place. It will bring an old building back into use. The appropriate render finish should be subject to the approval of the Conservation Officer.

<p>2018/0823 Lorna Elstob</p>	<p>Erection of a conservatory at the rear.</p> <p>6 Cornhill Shepton Mallet BA4 5LT</p>	<p>Members unanimously supported this application.</p>
<p>2018/1267 Bo Walsh</p>	<p>Proposed works to a tree in conservation area:</p> <p>T1: Oak tree – Fell</p> <p>T2: extremely tall tree – Fell</p> <p>T3: extremely tall tree – Fell</p> <p>Replant a range of 5 or 6 smaller trees on land above house following landscaping of land above.</p> <p>18 Back Lane Darshill Shepton Mallet BA4 5JT</p>	<p>Members did not support this application 5 votes for and 1 against.</p> <p>Members need more information:</p> <ol style="list-style-type: none"> 1. What are the species of the two trees to the rear of the property? 2. What is the reason for the felling of these two trees? 3. Do the trees need to be felled or can they be pruned back? 4. Concerned about the loss of an oak tree – can the wall be repaired? If not, they accept the judgement of the Tree Officer if it needs felling.
<p>2018/1138 Carlton Langford</p>	<p>Conversion and extension of barn to form a single dwelling, including creation of new vehicular access.</p> <p>Southview Farm Downside Shepton Mallet BA4 4JL</p>	<p>Members unanimously supported this application but would like MDC to insist that an ecological study be undertaken to ensure there are no protected species in the area.</p> <p>Members would like to see the gate moved in further from the road to avoid any congestion on the very busy main road and more depth of hard standing from the entrance to ensure gravel is not thrown onto the road.</p>

<p>2018/1060 Lorna Elstob</p>	<p>Erection of conservatory. 1 Henley Rise Shepton Mallet BA4 4AW</p>	<p>Members unanimously supported this application.</p>
<p>2018/1204 Bo Walsh</p>	<p>Ash (T1) – fell (due to damage to the main stem). Persistent threat of deadwood falling on cars and walkers below. Low amenity value due to species. Replant with single native shrub. Newbridge House Back Lane Darshill Shepton Mallet BA4 5HZ</p>	<p>Members unanimously supported this application but wished to see a small tree planted rather than a shrub and for the Tree Officer, with the applicant, to decide on a suitable species.</p>
<p>2018/0893 Howard Warren</p>	<p>Proposed repairs to coach gates and removal of internal partition wall. 57B High Street Shepton Mallet BA4 5AQ</p>	<p>Members supported this application 5 votes for and 1 abstention.</p>
<p>2018/1099 Lorna Elstob</p>	<p>Change of use of back room of shop for the provision of sun bed (sui generis). 3 Market Place Shepton Mallet BA4 5AZ</p>	<p>Members supported this application 3 votes for and 3 against (Chairman’s casting vote for) subject to full health and safety and hygiene compliance and that the loss of shop space doesn’t exacerbate the problems of the applicants refuse management.</p>

Cllr Inchley left the meeting at 7.45pm not to return.

<p>2018/1014 Anna Clark</p>	<p>Construction of a 99.80 square metre extension to the Kilver Court former schoolhouse with a 287.80 square metre mezzanine floor, providing an additional 387.6 square metres of retail space, together with a 15.6 square metre entrance canopy and an 8.2 square metre fire escape, including partial demolition and replacement of the existing rear section of the building. Kilver Court 14 Kilver Street Shepton Mallet BA4 5NB</p>	<p>Members unanimously supported this application as long as there is adherence to conservation standards.</p>
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SIGNED: (CHAIRMAN) DATE:.....

2018/0667 Charlie Bladon	Change of use from tattoo studio (sui generis) to café (Class A3). 16 High Street Shepton Mallet BA4 5AN	Members unanimously supported this application but would like to point out that SMTC is concerned about the number of existing cafes and the impact a further one will put on their finances.
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TDP54.5 Planning Applications Decided

No	Address	Town Council	District
18/0063	Land East of 25 Forum Lane Shepton Mallet Somerset	Not Supported	Approved with conditions 24/05/18
17/2699	1 Townsend Shopping Park, Townsend Shepton Mallet BA4 5EG	Supported	Approved with conditions 25/05/18
2018/1019	Phownditt 27 Back Lane Darshill Shepton Mallet	Not supported	TPO not required 05/06/18
2018/0965	Ham Manor Ham Lane Shepton Mallet BA4 5JR	Not supported	TPO not required 06/06/18
2018/0911	The Priory 9 Draycott Road Shepton Mallet BA4 5HS	Supported	TPO not required 06/06/18
2018/1000	Church of St Michael Park Road Shepton Mallet BA4 5BP	Supported	TPO not required 06/06/18
2018/0921	Old Manor House Ham Lane Shepton Mallet BA4 5JR	Supported	TPO not required 06/06/18

18/0477	Quarry House Windsor Hill Lane Downside Shepton Mallet BA4 4JE	Supported	Approved with conditions 08/06/18
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TDP54.6 To receive advanced notification of a planning application for the Strawberry Line Millennium Way Extension and to resolve how to proceed.

Resolved that SMTC would continue to be in full support of the Strawberry Line and would look in detail at the application when received.

TDP54.7 Appeal Decision

APP/Q3305/D/18/3197268 – 21 Nightingale Grove, Shepton Mallet – Appeal allowed and planning permission granted.

TDP54.8 Other business referred to the Office Manager

TDP54.9 Date & Time of Next Meeting

7.00pm on Tuesday 10th July 2018 at Asham Committee Room, Mendip District Council Offices, BA4 5BT.

SIGNED: (CHAIRMAN) DATE:.....