



TOWN COUNCIL OFFICES  
1 PARK ROAD  
SHEPTON MALLET  
BA4 5BS

01749 343984  
Email: [info@sheptonmallet-tc.gov.uk](mailto:info@sheptonmallet-tc.gov.uk)  
[www.sheptonmallet-tc.gov.uk](http://www.sheptonmallet-tc.gov.uk)

Seven members of the public were present, together with Cllrs B Height & G Kennedy. Comments are on Appendix A.

**Minutes of a Meeting of Shepton Mallet Town Development & Planning Committee** that took place on **Tuesday 23<sup>rd</sup> April 2019** at the Asham Committee Room, Mendip District Council Offices, Shepton Mallet, BA4 5BT when the following planning applications were discussed.

**Present:** Cllrs J Hardy, E Hobbs, C Inchley, D Losey, M Lovell, J Marsh N Shearn and P Stevens together with Office Manager Mrs P Robertson.

**TDP67.1 To receive apologies for absence.**

None.

**TDP67.2 Declarations of Interest in items on this agenda.**

Cllr J Marsh – MDC councillor.

Cllr C Inchley – 2019/0322 – close proximity to parents property.

**TDP67.3 To approve the Minutes of the Town Development & Planning Committee Meeting held on Tuesday 2<sup>nd</sup> April 2019.**

**Resolved that the Minutes of the Town Development & Planning Committee Meeting held on Tuesday 2<sup>nd</sup> April 2019 be taken as read be approved as being a true and accurate record and signed as such.**

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

TDP67.4 Planning Matters - Applications for consideration

<p><b>2019/0322</b> Josh Cawsey</p>	<p><b>Erection of a single storey summer house.</b> <b>59 Cowl Street, Shepton Mallet, BA4 5EP</b></p>	<p>Members did not support this application:</p> <ul style="list-style-type: none"> <li>• Overdevelopment</li> <li>• Out of character and inappropriate in a CA</li> <li>• Can be seen from public areas (on application form states not)</li> <li>• Drainage into neighbours property</li> <li>• Should be referred to building control</li> </ul>
<p><b>2019/0717</b> Bo Walsh</p>	<p><b>T1 – Judas Tree – Shorten overextended hazard limb overhanging Draycott Road by approximately 4 metres.</b> <b>T2 – Ash – Fell due to close proximity to boundary wall.</b> <b>T3 – Sycamore – Fell due to close proximity to building.</b></p> <p><b>23 Draycott Road, Shepton Mallet, BA4 5HT</b></p>	<p>Members did not support this application, subject to the Tree Officer. Works to Ash and Sycamore would be sufficient. Proposed works to Judas tree should be more modest to preserve life of rare specimen.</p>
<p><b>2019/0187</b> Jayne Boldy</p>	<p><b>Conversion of existing stone barn into ancillary accommodation within curtilage of Grade II listed Park Farm House.</b></p> <p><b>Park Farm House, Forum Lane, Shepton Mallet, BA4 5JL</b></p>	<p>Members supported this application subject to further surveys being undertaken as per point 4.3 in the current survey. Strict compliance with point 3.12 in the report should be adhered to. Species should be protected as best as possible whilst works are being carried out, taking the best possible advice.</p>

<p><b>2019/0539</b></p> <p><b>2019/0540</b> Carlton Langford</p>	<p>Erection of slate roof with conservation style roof lights, enlarged opening, new Crittall style windows and doors to existing conservatory, paved terrace with steps and railing. New structural floor over swimming pool and new insulation and lining.</p> <p>9 Paul Street, Shepton Mallet, BA4 5LD</p>	<p>Members supported these applications.</p>
<p><b>2019/0834</b> Bo Walsh</p>	<p>Proposed works to trees in a conservation area:- T1 – Leylandii – Fell; T2-T3 Ash trees – Fell.</p> <p>Hill House, Cats Ash, Shepton Mallet, BA4 5EH</p>	<p>Members did not support this application. They would support the felling of the Lelandii but not the Ash trees.</p>
<p><b>2019/0616</b> Lorna Elstob</p>	<p>Convert existing store/garage into annexe (ancillary accommodation to main house) and create additional off road parking area.</p> <p>1 Queens Road, Shepton Mallet, BA4 5TF</p>	<p>Members did not support this application due to insufficient car parking and overdevelopment of the area.</p>
<p><b>2019/0582</b> Lorna Elstob</p>	<p>Alteration to roof to create pedestrian access onto Back Lane.</p> <p>28-29 Back Lane, Darshill, Shepton Mallet, BA4 5JS</p>	<p>Members supported this application.</p>
<p><b>2019/0874</b> Bo Walsh</p>	<p>Proposed works to trees in a conservation area:- T1 – Wellingtonia – Remove dead wood and damaged limbs and raise up to 5 metres above ground level. T2 – Yew – Reduce to a small formal shrub.</p> <p>5 Western Court, Shepton Mallet, BA4 5DQ</p>	<p>Members supported this application.</p>

<b>2019/0671</b> Bo Walsh	<b>G1 – Lime: pollard to 50% of original size in order to allow more light in to the rear garden and begin a maintenance plan for the group of trees at a suitable size for their location.</b>  <b>31 Trajans Way, Shepton Mallet, BA4 4TN</b>	Members did not support this application on the grounds that the works are too drastic and more modest maintenance would be appropriate.
<b>2019/0666</b> Lorna Elstob	<b>Replace existing 2no. sash windows to first floor front elevation.</b>  <b>8 High Street, Shepton Mallet, BA4 5AN</b>	Members supported this application.

**TDP67.5 Planning Applications Decided**

<b>No</b>	<b>Address</b>	<b>Town Council</b>	<b>District</b>
<b>2018/2746</b>	<b>Shepton Mallet Bowls Club, 3 Frithfield Walk, Shepton Mallet, BA4 5LY</b>	<b>Supported</b>	<b>Approved with conditions 27/03/19</b>
<b>2019/0048</b>	<b>Land at the Shrubbery Hotel, Commercial Road, Shepton Mallet, BA4 5BU</b>	<b>Not Supported</b>	<b>TPO not required 27/03/19</b>
<b>2019/0049</b>	<b>Land at the Shrubbery Hotel, Commercial Road, Shepton Mallet, BA4 5BU</b>	<b>Not Supported</b>	<b>Approved with conditions 27/03/19</b>
<b>2019/0050</b>	<b>Land at Anglo Trading Estate, Commercial Road, Shepton Mallet</b>	<b>Not Supported</b>	<b>TPO not required 27/03/19</b>
<b>2019/0240</b>	<b>17 Bishop Crescent, Shepton Mallet, BA4 5XX</b>	<b>Supported</b>	<b>Approved with conditions 28/03/19</b>
<b>2019/0251</b>	<b>Aldi Stores Ltd, Townsend, Shepton Mallet, BA4 5SB</b>	<b>Supported</b>	<b>Approved with conditions 02/04/19</b>

<b>2019/0331</b>	<b>1 The Batch, Shepton Mallet, BA4 5HW</b>	<b>Supported</b>	<b>TPO not required 02/04/19</b>
<b>2019/0374</b>	<b>Coombe House, Coombe Lane, Shepton Mallet, BA4 5JD</b>	<b>Supported</b>	<b>TPO not required 03/04/19</b>
<b>2018/3021</b>	<b>Tashmere, 33 Cowl Street, Shepton Mallet, BA4 5ER</b>	<b>Supported</b>	<b>Approved with conditions 03/04/19</b>
<b>2019/0242</b>	<b>24 Old Wells Road, Shepton Mallet, BA4 5XL</b>	<b>Supported</b>	<b>Split decision 03/04/19</b>
<b>2019/0287</b>	<b>2 The Sidings, Shepton Mallet, BA4 5FJ</b>	<b>Supported</b>	<b>Approved with conditions 05/04/19</b>
<b>2018/3014</b>	<b>Unit A-B-4, Anglo Trading Estate, Commercial Road, Shepton Mallet</b>	<b>Supported</b>	<b>Approved with conditions 10/04/19</b>
<b>2018/2535</b>	<b>Oak Villa, 31 Commercial Road, Shepton Mallet, BA4 5BX</b>	<b>Not Supported</b>	<b>TPO not required 10/04/19</b>
<b>2018/1796 2018/1797</b>	<b>24 Commercial Road Shepton Mallet BA4 5DN</b>	<b>Supported</b>	<b>Approved with conditions 10/04/19</b>
<b>2019/0408</b>	<b>23 Back Lane, Darshill, Shepton Mallet, BA4 5JT</b>	<b>Supported</b>	<b>TPO not required 15/04/19</b>

**TDP67.6 To resolve to formulate a response to the focused consultations on Mendip Local Plan Part II: Sites and Policies on behalf of SMTC by 5pm on Wednesday 24<sup>th</sup> April 2019.**

After a briefing a list of concerns were noted for the office to formulate a response to be circulated to all councillors for comment before submission (a copy is attached to these minutes).

**TDP67.7 Other business referred to the Office Manager**

**TDP67.8 Date & Time of Next Meeting**

7.00pm on Tuesday 21<sup>st</sup> May 2019 at Asham Committee Room, Mendip District Council Offices, BA4 5BT.

## **APPENDIX A**

### **Public Session**

One member of the public spoke against application 2019/0322. The building, which is almost complete, is in close proximity to the boundaries of several properties. Photographs were distributed which showed the visual impact from a distance. The gentleman suggested that size of the structure is inappropriate and does nothing to preserve or enhance a conservation area.