



TOWN COUNCIL OFFICES
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Five members of the public were present and comments are included at Appendix A.

Minutes of a Meeting of Shepton Mallet Town Development & Planning Committee that took place on **Tuesday 16th July 2019** at the Asham Committee Room, Mendip District Council Offices, Shepton Mallet, BA4 5BT when the following planning applications were discussed.

Present: Cllrs M Harrison, T Jones (7.05pm), M Lovell, G Mayall and N Shearn, together with Mrs P Robertson.

TDP4.1 To receive apologies for absence.

Apologies received from Cllr Frapple.

TDP4.2 Declarations of Interest in items on this agenda.

Cllr N Shearn – 2019/1516 as a near neighbour.

TDP4.3 To approve the Minutes of the Town Development & Planning Committee Meeting held on 25th June 2019.

Resolved that the Minutes of the Town Development & Planning Committee Meeting held on Tuesday 25th June 2019 be taken as read be approved as being a true and accurate record and signed as such.

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

TDP4.4 Planning Matters - Applications for consideration

<p>2019/1417/FUL Carlton Langford</p>	<p>Replace existing garage and erect a 1no. two storey dwelling house. Erection of a garage for existing property.</p> <p>1 Westfield, Shepton Mallet, BA4 5TY</p>	<p>Members did not support this application:</p> <ul style="list-style-type: none"> • Opposed to garden grabbing; • Access is on to a very busy junction; • Insufficient parking; • Overdevelopment
<p>2019/1324/FUL Anna Clark</p>	<p>Change of use of land for the siting of 25 mobile lodges for use as holiday accommodation.</p> <p>Cannards Grave Farmhouse, Whitstone Hill to Fosse Way, Shepton Mallet, BA4 4LY</p>	<p>Members did not support this application. They feel it would be intrusive, would change the character of the area and were concerned about access to an already busy road (A37).</p>
<p>2019/1480/FUL Carlton Langford</p>	<p>External alterations and provision of external fire escape/access to first floor.</p> <p>J H Haskins, High Street, Shepton Mallet, BA4 5AX</p>	<p>Members supported this application.</p>
<p>2019/1414/FUL Lorna Elstob</p>	<p>Proposed erection of a replacement dwelling house.</p> <p>Southview Farm, Bath Road, Downside, Shepton Mallet</p>	<p>Members did not support this application subject to the MDC Conservation Officer and/or English Heritage looking at whether the existing building could be reinstated rather than demolished and re-built.</p>

<p>2019/1565/TPO Bo Walsh</p>	<p>Proposed works to trees with a Tree Preservation Order M1098:- T1 Ash – reduce lower limbs overhanging garden x 3 metres, remove deadwood. T2 – Ash – Reduce limbs touching house x 4 metres.</p> <p>52 Beech Avenue, Shepton Mallet, BA4 5XW</p>	<p>Members supported this application subject to the applicant being permitted to carry out the works and subject to MDC TO approval.</p>
<p>2019/1503/HSE Lorna Elstob</p>	<p>External alterations and repairs including works to roof and chimney. Replacement windows, doors, rainwater goods. Insertion of conservation roof lights.</p> <p>24 Leg Square, Shepton Mallet, BA4 5LQ</p>	<p>Members supported this application.</p>
<p>2019/1516/FUL Carlton Langford</p>	<p>Change of use of dwellinghouse (Class C3) to state registered nursery and preschool (class D1).</p> <p>1 Charlton Road, Shepton Mallet, BA4 5PE</p>	<p>Members supported this application but would like serious consideration to be given to access off Frithfield Lane rather than Charlton Road due to concerns over pedestrians using the footpath to get to schools in the area. Concerns were also raised about the proposed number of car parking spaces being sufficient for staff and users.</p>
<p>2019/1508/ADV Josh Cawsey</p>	<p>1no. Aluminium fascia with internally illuminated built up letters to face the front elevation.</p> <p>3no. Aluminium fascia with internally illuminated built up letters to face to front elevation.</p> <p>Subway, Townsend, Shepton Mallet, Somerset, BA4 5BS</p>	<p>Members supported this application.</p>

TDP4.5 Planning Applications Decided

No	Address	Town Council	District
2018/1768	The Cemetery, Waterloo Road, Shepton Mallet, BA4 5HE	Supported	Approved with conditions 20/06/19
2019/0759	1 Mendip Avenue, Shepton Mallet, BA4 4PE	Supported	Approved with conditions 20/06/19
2019/0530	Flat 1, 65 High Street, Shepton Mallet, BA4 5AQ	Supported	Approved with conditions 20/06/19
2019/1311	Ivy House, 4 Princes Road, Shepton Mallet, BA4 5HL	Works already completed	TPO not required 25/06/19
2019/0982/APP 2019/1041/APP	Old Manor House, Ham Lane, Shepton Mallet, BA4 5JR	Not consulted	Approved 25/06/19
2018/1470	The Cemetery, Waterloo Road, Shepton Mallet BA4 5HE	Supported	REG3 application – Approve with conds 28/06/19
2019/1509/NMA	The Orchard, Pike Hill, Shepton Mallet, BA4 5JB	Not consulted	Approved 01/07/19
2019/1141/APP	The Orchard Pike Hill, Shepton Mallet, BA4 5JB	Not consulted	Approved 05/07/2019

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

TDP4.6 Planning Applications Withdrawn

2019/1246	Cannards Grave Farmhouse, Whistone Hill to Fosse Way, Shepton Mallet, BA4 4LY	Not Supported
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TDP4.7 Local Plan Part II Inspector’s Hearing to be held on Friday 26 July

To resolve to nominate a representative to participate in the Matter 11.5 hearing at the above.

Cllr M Lovell was nominated to attend on behalf of SMTC subject to other commitments.

TDP4.8 Other business referred to the Office Manager

None.

TDP4.9 Date & Time of Next Meeting

On the rising of the Extraordinary Town Council meeting on Tuesday 6th August 2019 in the Council Chamber, Mendip District Council Offices, BA4 5BT.

APPENDIX A

2019/1414 – The planning consultant for the application gave some background information. The current property has been uninhabited for a number of years and the intention is to dismantle the building and erect a new dwelling on the same footprint using some of the original materials. All current rights of way and access arrangements will remain.

2019/1516 – Comments were received and read out from a local resident who is not against the application but has raised concerns over the access to the site from Charlton Road which may cause issues for pedestrians going to and from the schools. Access would be better from Frithfield Lane.