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Ten members of the public were present and comments can be found at Appendix A.

**Minutes of a Meeting of Shepton Mallet Town Development & Planning Committee** that took place on **Tuesday 8<sup>th</sup> October 2019** at the Council Chamber, Mendip District Council Offices, Shepton Mallet, BA4 5BT when the following planning applications were discussed.

**Present:** Cllrs M Harrison (Chairman), G John, M Lovell, G Mayall and N Shearn, together with Mrs P Robertson.

**TDP8.1 To receive apologies for absence.**

None.

**TDP8.2 Declarations of Interest in items on this agenda.**

None.

**TDP8.3 To approve the Minutes of the Town Development & Planning Committee Meeting held on 17<sup>th</sup> September 2019.**

**Resolved that the Minutes of the Town Development & Planning Committee Meeting held on Tuesday 17<sup>th</sup> September 2019 be taken as read be approved as being a true and accurate record and signed as such.**

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

<p><b>2019/2250/HSE</b></p> <p><b>2019/2251/LBC</b></p> <p><b>Carlton</b></p> <p><b>Langford</b></p>	<p><b>Proposed conservatory refurbishment including new roof, door, structural floor covering disused swimming pool, insulation and lining and enlarged opening with glazing to end wall.</b></p> <p><b>9 Paul Street, Shepton Mallet, BA4 5LD</b></p>	<p>Members supported these application.</p>
<p><b>2019/2249/TCA</b></p> <p><b>Bo Walsh</b></p>	<p><b>Proposed works to tree(s) in a Conservation Area: Ash (T1 &amp; T2) Fell as have been identified with structural and health issues that necessitate removal. Work is to be conducted to sectionally dismantle these trees to ground level.</b></p> <p><b>Land at 362847 143343 Victoria Grove, Shepton Mallet</b></p>	<p>Members supported this application but would like to see native species planted as replacements.</p>
<p><b>2019/2285/REM</b></p> <p><b>James U'Dell</b></p>	<p><b>Application for approval of reserved matters following outline approval 2018/1476/OTS for the erection of 9 dwellings and associated access. Matters of appearance, landscaping, layout and scale.</b></p> <p><b>Shireways, Cannards Grave Road, Shepton Mallet, BA4 4LX</b></p>	<p>Members supported this application.</p>
<p><b>2019/1721/TPO</b></p> <p><b>Bo Walsh</b></p>	<p><b>T1 &amp; T2 – Lime – Lift crown 3-4m and prune away from property.</b></p> <p><b>24 Old Wells Road, Shepton Mallet, BA4 5XL</b></p>	<p>Members supported this application subject to the Tree Officer approval.</p>
<p><b>2019/2113/FUL</b></p> <p><b>Josh Cawsey</b></p>	<p><b>Change of use from class A1 – shop retail premises to class A3 – food and drink.</b></p> <p><b>5 Commercial Road, Shepton Mallet, BA4 5BU</b></p>	<p>Members supported this application but raised concerns that as trading has already commenced that this application appears to be retrospective.</p>
<p><b>2019/2323/FUL</b></p> <p><b>Carlton</b></p> <p><b>Langford</b></p>	<p><b>Change of use from class B2 to class B8.</b></p> <p><b>1 Mendip Avenue, Shepton Mallet, BA4 4PE</b></p>	<p>Members supported this application.</p>

<p><b>2019/2330/FUL</b></p> <p><b>2019/2331/LBC</b></p> <p><b>Josh Cawsey</b></p>	<p><b>Internal and external refurbishment of building. Rebuilding of lean-to shed/porch on same footprint with addition of new lean-to wood/bin store. Various alterations to fenestration and rooflights. Various internal alterations.</b></p> <p><b>The Cottage, Ham Lane, Shepton Mallet, BA4 5JW</b></p>	<p>Members supported these applications.</p>
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**TDP8.5 Planning Applications Decided**

<b>No</b>	<b>Address</b>	<b>Town Council</b>	<b>District</b>
<b>2019/2152/APP</b>	<b>Land at The Kings Arms, Garston Street, Shepton Mallet, BA4 5LN</b>	<b>N/A</b>	<b>Approved 11/09/19</b>
<b>2019/1833/APP</b>	<b>The Orchard, Pike Hill, Shepton Mallet, BA4 5JB</b>	<b>N/A</b>	<b>Approved 11/09/19</b>
<b>2019/1786/HSE</b>	<b>37 Hyatt Place, Shepton Mallet, BA4 5XY</b>	<b>Supported</b>	<b>Approved with conditions 12/09/19</b>
<b>2019/1772/HSE</b>	<b>Willow House, Tallowood, Shepton Mallet, BA4 5QN</b>	<b>Supported</b>	<b>Approved with conditions 13/09/19</b>
<b>2019/1782/VRC</b>	<b>4 Market Place, Church Lane, Shepton Mallet, BA4 5EE</b>	<b>Supported</b>	<b>Approved with conditions 13/09/19</b>
<b>2019/1919/TCA</b>	<b>18 Back Lane, Darshill, Shepton Mallet, BA4 5JT</b>	<b>Supported</b>	<b>TPO not required 23/09/09</b>
<b>2019/0584/TCA</b>	<b>The Old Chapel, Flat 2, Cowl Street, Shepton Mallet, BA4 5ES</b>	<b>Not supported</b>	<b>TPO not required 24/09/19</b>
<b>2019/2007/HSE</b>	<b>17 Bishop Crescent, Shepton Mallet, BA4 5XX</b>	<b>Supported</b>	<b>Approved with conditions 26/09/19</b>

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

2019/1565/FUL	52 Beech Avenue, Shepton Mallet, BA4 5XW	Supported	Approved with conditions 30/09/19
2019/2328/CLP	38 Southfield Road, Shepton Mallet, BA4 5XG	N/A	Approve 26/09/19

**TDP8.6 Planning Applications Withdrawn**

2019/0833/FUL	36 High Street, Shepton Mallet, BA4 5AS	Supported
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**TDP8.7 License Application**

**To consider application for consent to carry out street trading - Rams Kebab, The Charlton Inn, 29 Charlton Road, Shepton Mallet, BA4 5PH**

Members supported this application as there has been a food outlet in this area for a number of years.

**TDP8.8** The committee discussed the lack of independent scientific information available on the effects of 5G. The committee resolved that the following statement is the position of Shepton Mallet Town Council on 5G:

Shepton Mallet Town Council has a moral responsibility to protect public health and the local environment. Until there is more independent and disinterested scientific consensus that 5G wireless radiation is harmless to humans and the environment, Shepton Mallet Town Council adopts the precautionary principle and will not endorse the roll out of 5G.

**To respond to the Government consultation on proposed reforms to permitted development rights to support the deployment of 5G and extend mobile coverage**

The committee resolved to respond to the questions as follows:

**Question 1.1:** If these in principle proposals (set out in Questions 2 to 5) were taken forward, what impact would they have on meeting the Government’s ambitions in relation to mobile coverage including addressing ‘total not-spots’ and ‘partial not-spots’?

**They would probably help the government’s ambitions to improve 5G mobile coverage.**

**Question 1.2:** If these in principle proposals (set out in Questions 2 to 5) were taken forward, what impact would they have on planned deployment of 5G technology?

**They would probably help the government’s ambitions to improve 5G mobile coverage.**

**Question 1.3:** If these in principle proposals (set out in Questions 2 to 5) were taken forward, what further measures could industry offer to reduce visual impacts of new electronic communications infrastructure and how would these be delivered?

**The industry could implement physical ‘disguises’ to masts to mask their visual impact in a location. Potentially the industry could ‘hide’ masts behind or within existing infrastructure although this could potentially reduce its broadcast effectiveness.**

**Question 2.1:** Do you agree with the principle of amending permitted development rights for equipment housing to remove the requirement for prior approval for development within Article 2(3) protected land and on unprotected land which exceeds 2.5 cubic metres, to support deployment of 5G?

**No.**

**Question 2.2:** What impact could this proposal have on the surrounding area and how could this be addressed?

**Because it is unknown how many and to how large masts are needed to deploy 5G in our town, the impact of 5G deployment is unknown. This is the reason SMTC does not support the relaxing of permitted development rights.**

**Question 3.1:** Do you agree with the principle of amending permitted development rights to allow an increase in the width of existing ground-based masts by more than one third, to support 5G deployment and encourage greater utilisation of existing sites?

**No.**

**Question 3.2:** If yes to question 3.1, what increase in width should be granted through permitted development rights, without prior approval, to ensure that the visual impact on the surrounding area is minimised?

**N/A**

**Question 3.3:** To further incentivise operators to maximise the use of existing sites, should permitted development rights be amended to increase the height of existing masts to the relevant permitted height without prior approval? If yes, what restrictions are appropriate to protect safety and security, and visual impact considerations?

**No.**

**Question 3.4:** Are there any other amendments to permitted development rights that would further incentivise operators to maximise the use of existing sites? If yes, what are these and what restrictions would be appropriate to ensure that the visual impact on the surrounding area is minimised?

**Unknown.**

**Question 4.1:** Do you agree in principle with creating a permitted development right to grant permission for masts to be located within 20 metres of a highway on buildings less than 15 metres in height, in all areas?

**No.**

**Question 4.2:** If yes to question 4.1, what restrictions (if any) could be put in place to control the deployment of infrastructure within 20 metres of a highway on a building less than 15 metres in height, taking into consideration potential impacts on safety to accommodate vehicle lines of sight, and visual impact on local amenity?

**N/A**

**Question 4.3:** If yes to question 4.1, do you agree that this permitted development right should be subject to the prior approval process by the local planning authority?

**N/A**

**Question 5.1:** Do you agree in principle with amending permitted development rights to increase the height of new masts, subject to prior approval?

**No.**

**Question 5.2:** If yes to question 5.1, what permitted height should masts be increased to and why?

**N/A**

**Question 5.3:** If yes to question 5.1, should a lower height limit be permitted for masts located in Article 2(3) land or on land on a highway and why?

**N/A**

**Question 5.4:** If yes to question 5.1, what restrictions (if any) should be put in place to control development of permitted higher masts?

**N/A**

**Question 6:** Do you have any views on the potential impact of the matters raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?

**Yes – Shepton Mallet Town Council is concerned about the detrimental effects on people with protected characteristics as defined in section 149 of the Equality Act 2010.**

**TDP8.9 Other business referred to the Office Manager**

Application 2019/1475/HSE – 59 Cowl Street, Shepton Mallet, BA4 5EP would be considered at Planning Board on 16/10/19. Cllr M Lovell advised that he would attend on behalf of SMTC.

**TDP8.10 Date & Time of Next Meeting**

7.00pm on Tuesday 29<sup>th</sup> October 2019 in the Asham Committee Room, Mendip District Council Offices, BA4 5BT.

**APPENDIX A**

Representatives from Keep Shepton Mallet 5G Free made representations on the alleged detrimental effects to health and the environment of 5G.