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Minutes of a Meeting of Shepton Mallet Town Development & Planning Committee held on Tuesday 25th August 2020.

This was a virtual meeting on Zoom.

Present: Cllrs M Harrison (Chair) , M Lovell, G Mayall and N Shearn.

In attendance: Town Clerk, C Starkie.

Public and Press: 3 members of the public attended the meeting.

Public Question Time

Comments raised by members of the public are at Appendix A to these minutes.

TDP22.1 To receive apologies for absence.

All committee members were present.

TDP22.2 Declarations of Interest in items on this agenda.

There were no declarations of interest in any items on the agenda.

TDP22.3 Minutes of the meeting held on 4th August 2020

The minutes from this meeting were accepted by the council as a true record and signed by the Chair.

Resolved that:

The minutes of the meeting on 4th August 2020 were signed.

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

TDP22.4 Planning Matters - Applications for consideration

<p>2020/1414/FUL Kelly Pritchard</p>	<p>Change of use from theatre (<i>sui generis</i>) to mixed use, 7 no. residential flats (C3), 1 no. retail unit (A1) and associated works.</p> <p>The Amulet, 7 Market Place, Shepton Mallet, BA4 5AZ</p>	<p>Members did not support this application and recommend refusal on the following grounds:</p> <p>Inadequate parking and servicing Parking is already limited in the area and this build will have a detrimental impact on the surrounding area.</p> <p>Access to the rear of the building is limited and congested and will not be able to sustain additional traffic.</p> <p>Other reasons The building is not appropriate for the intended development of residential properties. The building was intended as a public building and does not translate into being a residential space. There is limited natural light and does not offer a healthy environment for people to live in. The Town Council would like to arrange a meeting with the landlord to discuss how this area can improved for the wider benefit of the town: regeneration of the town centre.</p>
<p>2020/1471/TCA Bo Walsh</p>	<p>T1 – Sycamore: remove limbs, pollard to approx. 5m T2 – Sycamore: prune by approx. 4m T3 – Sycamore: prune by approx. 4m T4 – Sycamore: pollard to approx. 5m</p>	<p>Members supported this application</p>

	16 Coombe Lane, Shepton Mallet, BA4 5XD	
2020/1512/FUL Carlton Langford	Retrospective application to formalise as built scheme from original approved application 2017/1856/FUL for the erection of three dwellings. Quarry Cottages, Garston Street, Shepton Mallet, BA4 5LN	Members supported this application
2020/1434/TCA Bo Walsh	Lime group (G1) – cut back encroaching foliage 1.5m from drive to sound pruning points. Ash (T2) – tree too large for location, fell to ground level. The Smithy, Cannards Grave Road, Shepton Mallet, BA4 5RE	Members supported this application but requested that replacement appropriate trees are planted.
2020/1519/HSE Jennifer Alvis	Erection of single storey rear extension following demolition of existing conservatory. 59 Beech Avenue, Shepton Mallet, BA4 5XW	Members supported this application.

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2020/1567/TCA Bo Walsh	Ash (T1) – cut back overhanging branches to a minimum of 5.5m (image 1 and image 2); Chestnut (T2) – cut back overhanging branches to a minimum of 5.5m (image 1 and image 3); Sycamore (T3) – cut back overhanging branches to a minimum of 5.5m (image 4 and image 5); Elm (T4) – cut back overhanging branches to a minimum of 5.5m (image 6); Elm (T5) – cut back overhanging branches to a minimum of 5.5m (image 7). HM Prison, Cornhill, Shepton Mallet, BA4 5NH	Members supported this application.
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TDP22.5 Planning Applications Decided

No	Address	Town Council	District
2020/0884/FUL	37 Willow Drive, Shepton Mallet, BA4 5JU	Not Supported	Refused 30/07/20
2020/1456/NMA	Quarry Cottages, Garston Street, Shepton Mallet, BA4 5LN	N/A	Refused 04/08/20
2020/1121/HSE	22 Finch Close, Shepton Mallet, BA4 5GA	Supported	Approved with conditions 06/08/20
2019/2398/TPO	2 Ash Grove, Shepton Mallet, BA4 4DP	Supported	Approved with conditions 13/08/20

The Town Clerk informed the committee that an Appeal Notice had been received regarding Application number 2020/0407/FUL 5 Collett Avenue. Councillors requested that this be added to the agenda of the next meeting

TDP22.6 Terms of Reference

The Town Clerk presented a report to the committee, to request that an amendment be made to add the following responsibilities to the committee terms of reference:

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

- a. To integrate the emerging Neighbourhood Plan into local planning policy to ensure that developers are aware of local concerns, influences and desired outcomes when planning for growth
- b. To undertake a review of car parking, and public car parks to ensure that the locals concerns are addressed as well as ensuring that visitors have easy access at affordable prices.
- c. To work with the strategic highways authority and others to ensure that the town is well connected to other towns and to transport hubs that connect further afield
- d. To work with neighbouring settlements to explore the opportunities for partnership working, to ensure that developments add community and economic value
- e. To work with partners to ensure that the beautiful and rural environment is protected against development and damage and that there are many opportunities to access the countryside

Resolved that:

Members supported the recommendations in the report and agreed that this proposed amendment to the TORs by submitted to the next council meeting for consideration.

TDP22.7 To note the receipt of and to receive a report on three public consultations:

- Appendix A - Changes to the Current Planning System**
- Appendix B - White Paper: Planning for the Future**
- Appendix C - Transparency & Competition: Data and Land Control**

The Town Clerk informed councillors that the three lengthy consultation documents needed to be considered but that as the council was a statutory consultee and not a planning authority, it might not be able to comment on all proposals. It was proposed that this be an agenda item for 15th September 2020, but in the meantime councillors would focus on the content of the White Paper, that the Town Clerk would seek some guidance from Mendip District Council on how they were intending to respond, and if necessary arrange a working party meeting to consider how it was going to formulate a response.

Resolved that:

Councillors read the document and prepare their responses to the White Paper for discussion at the meeting on 15th September. For the Town Clerk to seek some input from Mendip District Council to assist with formulating a response.

TDP22.8 To consider if the committee wishes to prepare any press releases on matters considered.

There was no requirement for any press release

TDP22.9 Date & Time of Next Meeting

7.00pm on Tuesday 15th September 2020 on Zoom subject to business.

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

Pubic Question Time

Members of the public addressed the committee with the following concerns about this planning application:

Change of use from theatre (sui generis) to mixed use, 7 no. residential flats (C3), 1 no. retail unit (A1) and associated works. The Amulet, 7 Market Place, Shepton Mallet,

They expressed their objections as the development would be detrimental to the town centre and have a negative impact on the surrounding businesses and open market space. There was insufficient parking to manage another 7 residential units.

Change of use from a theatre to residential was not in keeping with the legacy of the Amulet, as a place for theatre and recreation was needed in the town centre. It was crucial in the long term that there was capacity to create a community building in the centre of town that allowed for theatre and the arts.

Shepton Mallet had a thriving theatre and arts culture with many theatre organisations based in the town or surrounding areas and the conversion of the building will be a huge loss, that can never be reversed.

Written comments included concern that the alterations and building work would have a negative impact on the businesses in the area and that the area is already congested and that additional residential units will create further parking issues in an area that has very limited parking.

The Church is already impacted by the residential parking creating problems for anyone visiting the church and needing vehicular access (funerals and weddings) and concern was expressed that the building has limited natural light and will not offer an healthy living space.

An alternative view was expressed that the building could be demolished to open up the market square, or that the space could be converted to create a public building with community space for hire.