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Minutes of a Meeting of Shepton Mallet Town Development & Planning Committee held on Tuesday 16th February 2020.

This was a virtual meeting on Zoom.

Present: Cllrs M Harrison (Chair), M Lovell, G Mayall, A McGuire & N Shearn

In attendance: Assistant Town Clerk (Planning & Amenities), P Robertson

Public and Press: Four members of the public were present (please see Appendix A).

TDP30.1 To receive apologies for absence.

None.

TDP30.2 Declarations of Interest in items on this agenda.

None.

TDP30.3 To approve the Minutes of the Town Development & Planning Committee Meeting held on 26th January 2021.

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 26th January 2021 were signed.

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

TDP30.4 Planning Matters - Applications for consideration

<p>2021/0144/TPO Bo Walsh</p>	<p>Oak (Tag 4225) Dead wood & reduce, or fell.</p> <p>1 Holmcroft Court, Charlton Road, Shepton Mallet, BA4 5FA</p>	<p>Members supported the application to cut back the tree.</p>
<p>2021/0130/TCA Bo Walsh</p>	<p>T1-T2 – Ash trees – Fell.</p> <p>Millstones, Back Lane, Darshill, Shepton Mallet</p>	<p>Members supported this application, subject to the approval of the Tree Officer and that replacement planting is undertaken.</p>
<p>2021/0198/TCA Bo Walsh</p>	<p>T1/2 – Ash: Fell to ground level due to Ash dieback disease.</p> <p>Newbridge House, Back Lane, Darshill, Shepton Mallet</p>	<p>Members supported this application, subject to the approval of the Tree Officer and that replacement planting is undertaken.</p>
<p>2021/0182/HSE Jennifer Alvis</p>	<p>Erection of a porch and single storey extension to front elevation. Replacement of remaining sections of concrete panels (Woolaway PRC) with traditional masonry cavity wall construction.</p> <p>Kyrenia, West Shepton, Shepton Mallet, BA4 5UW</p>	<p>Members supported this application.</p>

2021/0218/FUL Callam Pearce	Erection of 1 no. two bedroom dwellinghouse. 11 Collett Avenue, Shepton Mallet, BA4 5PL	Members did not support this application: <ul style="list-style-type: none"> • Drill Hall Lane is unsuitable for further traffic onto it and from it onto busy Charlton Road; • Gross overdevelopment of the site; • Design will be overbearing onto Collett Park; • Design and location will have an adverse impact on surrounding properties; • Would create further parking issues on Collett Avenue through loss of spaces for current property.
2021/0283/TCA Bo Walsh	T1 – Ash Tree – Fell. The Orchard, Pike Hill, Shepton Mallet, BA4 5JB	Members supported this application, subject to the approval of the Tree Officer and that replacement planting is undertaken.

TDP30.5 Planning Applications Decided

No	Address	Town Council	District
2020/2179/FUL	24 Town Street, Shepton Mallet, BA4 5EF	Supported	Approved with conditions 20/01/21
2020/2391/LBC	The Cottage, Cannards Grave Road, Shepton Mallet, BA4 5RE	Supported	Approved 25/01/21
2020/2525/HSE	31 Whitstone Rise, Shepton Mallet, BA4 5QA	Supported	Approved with conditions 03/02/21

2021/0065/TCA	Eastleigh, Forum Lane, Shepton Mallet, BA4 5JF	Supported	TPO not required 08/08/21
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TDP30.6 To note the receipt of and to receive a report on the public consultation Right to Regenerate and to decide how SMTC wishes to respond.

It was resolved that Cllr Lovell would look at the consultation and report back to the next meeting.

TDP30.7 To note the receipt of and the receive a report on Mendip Local Plan Part II: Sites and Policies: Consultation on Additional Main Modifications.

It was resolved that Cllr Lovell would look at the consultation and report back to the next meeting.

TDP30.8 To receive an update from Cllr Harrison on the Neighbourhood Plan.

Cllr Harrison advised that the NP Steering Group would be meeting on 17/02/21 and had not met since the last TD&P committee meeting. He advised that he had sent the Traffic Assessment to the committee again and if anyone had any comments to let him have them by 19/02/21.

TDP30.9 Other business referred to the Assistant Town Clerk (Planning & Amenities).

1. A verbal update from MDC on larger developments;
2. Registered with MDC to receive updates on status of applications;
3. Works being undertaken by Wessex Water to various sewers around the town.

TDP30.10 To consider if the committee wishes to prepare any press releases on matters considered.

None.

TDP30.11 Date & Time of Next Meeting

7.00pm on Tuesday 9th March 2021 via Zoom.

APPENDIX A

Re: Application 2021/0218/FUL – Local residents objected to the proposed development due to its position at the top of the gradient of Drill Hall Lane which would allow overlooking of properties. Drill Hall Lane is not suitable for further traffic and loss of parking for the current property would exacerbate issues on Collett Avenue.

An appeal for a proposed property at No. 5 Collett Avenue was dismissed on a number of issues which would be relevant for this application but have not been addressed by the applicant.

The original property on this plot was a bungalow which has now been converted into a two storey house. A further house on this plot would mean a three-fold increase from the original footprint.

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