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MINUTES FROM TOWN DEVELOPMENT & PLANNING COMMITTEE MEETING

Held on: Tuesday 30th March at 7.00pm. This was a virtual meeting on Zoom.

Attendance: Councillors M Harrison (Chair), M Lovell, A McGuire, N Shearn & N Tolson

Present: P Robertson, Assistant Town Clerk (Planning & Amenities) & B Kingston-Wood (Democratic Support Assistant)

Public: Two members of the public were present.

PUBLIC QUESTION TIME – Comments from members of the public can be found at Appendix A.

TDP32.1 To receive any apologies for absence

None.

TDP32.2 Declaration of interest of matters related to this agenda

None.

TDP32.3 To approved the minutes of the TD&P Committee held on 9th March 2021

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

Resolved that:

The minutes of the meeting on 9th March 2021 were signed.

TDP32.4 Planning Matters - Applications for consideration

<p>2021/0342/OTA Callam Pearce</p>	<p>Application for outline planning permission with all matters reserved for erection of a 1 no. four storey, three-bedroom dwellinghouse.</p> <p>River Valley House, Pike Hill, Shepton Mallet, BA4 5FB</p>	<p>Members did not support this application:</p> <ul style="list-style-type: none"> • Overbearing nature of the development; • Style of the proposed property out of keeping with the rural setting of area and with other "mill" type properties in the town; • The development will be an eyesore from amenity land footpath along the River Sheppey; • Loss of light to the neighbouring land; • Access onto Pike Road is not appropriate. This road is narrow and has a blind bend which will cause issues for vehicles accessing it from the property. This would be especially worse during the construction phase; • Bowlish already suffers from flooding issues and this property would cause further run off into the River Sheppey, exacerbating the issue. The River Sheppey is an ecologically important river so this would also have an adverse impact on its biodiversity.
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<p>2021/0449/TPO Bo Walsh</p>	<p>Group of trees - M197 - consisting of sycamore, spruce and maple are all to be crowned and reduced in height (between 5m and 10m), to the previous cut level for maintenance/enhancement purposes only.</p> <p>Meadow View, Frog Lane, Shepton Mallet, BA4 4PP</p>	<p>Members supported this application subject to Tree Officer approval.</p>
<p>2021/0516/TCA Bo Walsh</p>	<p>Works to trees in a conservation area:- T1 - Bay shrub - trim. T2 - Leylandii - reduce height to 4m.</p> <p>Eastleigh, Forum Lane, Shepton Mallet, BA4 5JF</p>	<p>Members supported this application subject to Tree Officer approval.</p>
<p>2021/0575/HSE Charlotte Rogers</p>	<p>Removal of existing garage and replace with an office and garden storage (part retrospective).</p> <p>14 Southfield Road, Shepton Mallet BA4 5XG</p>	<p>Members did not support this application.</p> <p>The office building is too imposing as it is higher than other garages in the area.</p>
<p>2021/0618/HSE Josh Cawsey</p>	<p>Erection of open fronted summerhouse to the north side of garden.</p> <p>14 Nightingale Grove, Shepton Mallet, BA4 5PZ</p>	<p>Members supported this application.</p>

2021/0300/RE3 Sarah Tucker	Reopening of the former railway cutting to form a link to the National Cycle Network (Strawberry Line) (change of application type 24.03.21) Land To The South Of Mendip District Council Offices, Cannards Grave Road, Shepton Mallet	Members supported this application.
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TDP32.5 Planning Applications Decided

No	Address	Town Council	District
2020/1654/VRC	Land at 361205 143956 Bowlsh Lane, Shepton Mallet	Supported	Approved with conditions 05/03/21
2021/0144/TPO	1 Holmcroft Court, Charlton Road, Shepton Mallet, BA4 5FA	Supported	Approved with conditions 06/03/21
2020/2502/HSE	51 Beech Avenue, Shepton Mallet, BA4 5XW	Supported	Approved with conditions 17/02/21
2021/0094/TCA	Collett Park, Park Road, Shepton Mallet, BA4 5BP	Supported	TPO not required 17/02/21
2021/0084/TCA	Mulberry House, Back Lane, Darshill, Shepton Mallet	Supported	TPO not required 17/02/21

TDP32.6 Planning Applications Withdrawn

2020/0857/FUL	10 Church Lane, Shepton Mallet, BA4 5LE	Not supported
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TDP32.7 To receive an update from Cllr Harrison on the Neighbourhood Plan

Cllr Harrison advised that he had been unable to attend the last meeting but as Mr Robin Horton (a member of the NP Steering Group) was in attendance as a member of the public he gave an update:

The NP is very close to being completed. This will then be sent to MDC, then to the Inspector and then taken to referendum.

The first report from the Transport Consultant had been formally adopted by the committee and had been sent to MDC. The second report they produced was a list of items which could not appear as policies in the NP but would be aspirations. The committee had been tasked with an action to prioritise this list which will then be aggregated for a decision. This will then be an additional document to the NP regarding highways.

The NP consultant have submitted the draft NP and this has been distributed to committee members/stakeholders for their comment, to give feedback at the next meeting. Owing to the fact that MDC had removed Shepton Mallet's green spaces from the Local Plan Part II, these have now been included in the NP in order to protect them.

TDP32.8 Other business referred to the Assistant Town Clerk (Planning & Amenities)

None.

TDP32.9 To consider if the committee wishes to prepare any press releases on matters considered

Cllr Lovell mentioned the possible application from Redrow Homes being submitted. The office has made arrangements for this to be heard by all council and will advise the public when the meeting has been scheduled.

TDP32.10 Time & Date of Next Meeting

7.00pm on Tuesday 20th April 2021 via Zoom.

APPENDIX A

A member of the public expressed concern over application 2021/0342/OTA. The revised plan submitted now has an access point from Pike Hill which is a narrow road with a blind bend. This will make it dangerous for vehicles accessing to and from the site, especially during the construction phase. They also raised concern about the newly built retaining wall being able to cope with the size of the proposed building.

The proposed dwelling is overbearing and out of keeping for a rural setting. It is also out of keeping with other "mill" type properties already in the town. It will be an eyesore for people using the footpath on the amenity land next to the River Sheppey and will cause loss of light to adjoining land.

There is no mitigation for flooding which has been an on-going issue for Bowlish. The run-off water from the road and the site will run into the River Sheppey which is an ecologically important river which would have an impact on its biodiversity. There is an ecology plan included in the application, but nothing to state how this would be implemented.